


**Housing Element
& Fair Share Plan**

**BOROUGH OF PINE HILL,
CAMDEN COUNTY**

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Foreword

According to the New Jersey Municipal Land Use Law, 40:55D-28b(3)), a municipal Master Plan must contain a Housing Element. Pursuant to Section C. 52:27D-310 a municipal housing element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs with particular attention to low and moderate income housing. This report includes the Borough's third round housing obligation (2004 to 2018) pursuant to Chapter 97, "Substantive Rules of the New Jersey Council on Affordable Housing for the Period Beginning December 20, 2004." A calculation of the currently projected third round obligation and a Fair Share Compliance Plan to meet that obligation are included.

The Borough of Pine Hill previously submitted a Round III Housing Element and Fair Share Plan in December 2005 in accordance with the November 2004 COAH adopted Third Round Rules (Chapter 5:94). The Borough of Pine Hill has revised its plan and is petitioning COAH again because portions of these COAH rules were overturned in 2007. This new plan meets the revised COAH rules which became effective June 2, 2008 and amendments to those rules which became effective in October 2008. In addition, they also conform to new housing legislation signed by the Governor on July 17, 2008.

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Introduction

In 1975 the New Jersey Supreme Court ruled that developing municipalities have a constitutional obligation to provide a realistic opportunity for the construction of low and moderate-income housing. In its 1983 Mt. Laurel II decision the Court expanded the Mt. Laurel doctrine and stated that all municipalities share in the obligation. In July 1985 the Fair Housing Act (FHA) was enacted as the legislative response to the Supreme Court rulings. The Act created the Council on Affordable Housing as the administrative alternative to the courts.

The FHA directs the New Jersey Council on Affordable Housing (COAH) to provide regulations that allow municipalities to prepare comprehensive responses which will provide a realistic opportunity for the provision of affordable housing through municipal land use regulation. COAH's primary responsibilities are:

- Establish Housing Regions for the State;
- Estimate regional housing need; and
- Provide guidelines for municipalities to use in addressing their fair share obligations.

Municipal responsibilities under the Fair Housing Act consist of adopting and filing with COAH a Housing Element, prepared according to COAH's criteria and guidelines. According to the New Jersey Municipal Land Use Law, C.52:27D-310, the Housing Element shall contain at least:

1. The inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated;
2. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next six years subsequent to the adoption of the Housing Element, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
3. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
4. An analysis of the existing and probable future employment characteristics of the municipality;
5. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing;
6. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

This Housing Element meets all of above requirements as specified in the latest addition of the Municipal Land Use Law, dated February 2008. This plan meets the guidelines of the revised COAH Round III rules and recently adopted State legislation.

I. Background Information

The Borough of Pine Hill consists of a land area of 3.93 square miles or approximately 2,512 acres and is located in southern New Jersey, in Camden County. The Borough is bordered by Clementon to the north, Winslow Township to the south, Gloucester Township to the west, and the Borough of Berlin located to its east.

Housing costs in Pine Hill are among the lowest in the region, and the retail and service industries provide the largest employment blocs within the municipality. The Borough has historically been a suburban bedroom community for commuters working in Camden and Philadelphia. It faces, however, significant issues to redevelop its existing business corridors and other infrastructure. This trend is expected to continue as the Borough reaches full build out. In 2005, the Borough approved a redevelopment plan for its Turnerville Road corridor to address conditions of deterioration and proper land uses.

HOUSING CHARACTERISTICS

Age of Housing

The median age for Pine Hill's housing stock is approximately 37 years, which is comparable to both neighboring municipalities of Berlin Borough and Clementon. Pine Hill's rate of new construction in the early 1990s outpaced neighboring municipalities but dropped dramatically in the late 1990s. Approximately 9.5% of the Borough's housing stock was built prior to 1940, indicating that there is a small population of homes that may be considered substandard.

Table 1: Age of Housing				
	Pine Hill	Berlin Borough	Clementon	Camden County
Total Housing Units:	4,488	2,275	2,206	199,679
Built 1999 to March 2000	22	101	11	1,329
Built 1995 to 1998	160	162	10	6,441
Built 1990 to 1994	507	134	28	8,984
Built 1980 to 1989	404	123	126	23,058
Built 1970 to 1979	1,317	464	447	33,132
Built 1960 to 1969	837	396	323	34,358
Built 1950 to 1959	476	370	390	34,428
Built 1940 to 1949	339	126	253	20,392
Built 1939 or earlier	426	399	618	37,557
Median year structure built	1971	1966	1971	1962
<i>Source: 2000 U.S. Census, Tables H34 and H35</i>				

Condition of Housing

The 2000 Census data shows that the housing stock is well maintained. The exception are 19 units (.42%) that lack complete plumbing facilities, and 10 Units (.22%) that lack complete kitchen facilities. Unlike neighboring Clementon and Camden County, Pine Hill has less than one percent of its population living in crowded housing units. Overcrowding is defined by the U.S. Department of Housing and Urban Development as any unit with more than one person living per room.

Table 2: Condition of Housing				
	Pine Hill	Berlin Borough	Clementon	Camden County
Total housing units	4,488	2,206	2,009	199,679
Lacking complete plumbing facilities	19	12	7	2,974
% Lacking complete plumbing facilities	.42%	0.59%	0.32%	1.49%
Lacking complete kitchen facilities	10	6	7	3,323
% Lacking complete kitchen facilities	0.22%	0.29%	0.32%	1.66%
Crowded, Built Pre 1950	22	0	34	2,425
% Crowded, Built Pre 1950	0.49%	0%	1.54%	1.21%
<i>Source: 2000 U.S. Census, Tables H47, H49, and H50</i>				

Purchase or Rental Value of Housing

The 2000 median value of homes in Pine Hill was \$88,700, only Clementon had the lowest median value of \$85,100. The table below indicates that the median value of housing in Pine Hill is significantly lower than neighboring Berlin Borough and Camden County. Pine Hill, however, did outpace neighboring municipalities and the County with median rent charged to residents.

Table 3: Purchase and Rental Value of Housing				
	Pine Hill	Berlin Borough	Clementon	Camden County
Median contract rent	\$570	\$536	\$536	\$554
Median value	\$88,700	\$136,300	\$85,100	\$110,200
<i>Source: 2000 U.S. Census, Tables H56, and H85</i>				

Occupancy Characteristics

The vacancy rate in Pine Hill was 4.9% in 2000, which is almost two percentage points lower than the County, and nearly five percentage points lower than Clementon. The municipality did have more for rent vacancies than both Berlin and Clementon.

Table 4: Occupancy Characteristics of Housing

	Pine Hill	Berlin Borough	Clementon	Camden County
Total Housing Units	4,488	2,275	2,206	199,679
Occupied	4,268	2,205	1,978	185,744
Vacant	220	70	228	13,935
% vacant	4.90%	3.08%	10.36%	6.98%
For rent	103	0	100	4,264
For sale only	63	70	23	3,115
Rented or sold, not occupied	16	0	61	1,461
For seasonal, recreational, or occasional use	38	0	0	637
For migrant workers	0	0	0	0
Other vacant	0	0	44	4,458

Source: 2000 U.S. Census, Tables H6 and H8

Housing Type

More than 61% of Pine Hill's housing stock is owner occupied, which is the lowest percentage when compared to neighboring municipalities and Camden County. The table also shows units with "selected conditions," defined by the U.S. Census as units as having at least one of the following conditions: (1) lacking complete plumbing facilities, (2) lacking complete kitchen facilities, (3) with 1.01 or more occupants per room, (4) selected monthly owner costs as a percentage of household income in 1999 greater than 30 percent, and (5) gross rent as a percentage of household income in 1999 greater than 30 percent. These figures indicate that more than 31% of Pine Hill's owner occupied housing and more than 45% of renter occupied housing has one or more of these selected conditions.

Table 5: Housing Tenancy & "Special Conditions"

	Pine Hill	Berlin Borough	Clementon	Camden County
Total units:	4,268	2,205	1,978	185,744
Owner occupied:	2,634	1,833	1,319	130,007
% Owner occupied	61.74%	83.13%	66.69%	69.99%
Owner occupied with one or more selected condition	830	474	422	37,243
% of Owner occupied units with selected condition	31.51%	25.86%	31.99%	28.65%
Renter occupied:	1,634	372	659	55,737
% Renter occupied	38.28%	20.29%	49.96%	30.0%
Renter with one or more selected condition	740	137	333	24,719
% of rental units with selected conditions	45.29%	36.83%	50.53%	44.35%

Source: 2000 U.S. Census, Tables HCT28

Housing Units

Pine Hill had the least amount of units that are considered single-family detached units (50.51%). This percentage is significantly lower than Berlin Borough which reports more than 77% of units as detached and Clementon with more than 61% of identified units.

Table 6: Units in Structure

	Pine Hill	Berlin Borough	Clementon	Camden County
Total Housing Units:	4,488	2,275	2,206	199,679
1, detached	2,267	1,770	1,358	110,170
1, attached	721	207	214	36,648
2	61	81	82	8,784
3 or 4	226	184	114	6,439
5 to 9	412	33	46	6,971
10 to 19	538	0	234	8,528
20 to 49	104	0	58	5,590
50 or more	159	0	89	12,962
Mobile home	0	0	11	1,569
Boat, RV, van, etc.	0	0	0	27
% 1, detached	50.51%	77.80%	61.56%	55.17%

Source: 2000 U.S. Census, Tables H 30

Existing Units in Pine Hill's Affordable to Low-and-Moderate Income Households

In order to determine the number of existing housing units that are and are not affordable to low- and moderate-income households, the Borough will utilize COAH and Federal housing definitions of housing affordability as well as 2000 Census data in an attempt quantify this estimate.

These agencies use a threshold to define affordability based on housing expense as a percentage of monthly income for households receiving between 0% and 80% of Median Family Income (MFI). In general, households paying more than 30% of monthly income on housing expense are considered cost burdened. For renters, housing costs include rent plus utilities paid by the tenant. For owners, housing costs include the mortgage payment, property taxes, insurance, condominium or homeowner association fees and utilities.

Using 2000 Census data, the U. S. Department of Housing and Urban Development (HUD) has prepared a "Comprehensive Housing Affordability Strategy (CHAS)" study for communities which receive Federal housing funds. As a participant in the HUD-funded State Small Cities CDBG Program, this data is available for Pine Hill. The data is summarized in the following table and is broken out by tenure type, household type (i.e., elderly, small family, large family, and other household), and by income category.

According to the 2000 census there were 4,488 housing units in the Borough. Based on data from the CHAS table there are households in Pine Hill that are considered to be cost burdened. For example, there are 379 rental housing units with household incomes between 30% and 50% MFI. Of this, 91% are experiencing housing problems, 85.8% have a cost burden greater than 30% of their incomes, and 21.1% have a cost burden greater than 50% of their incomes. Other notable examples include the following:

- 75.8 % of 99 elderly renter-occupied units with incomes between 30% and 50% MFI are experiencing housing problems; 75.8% have a cost burden greater than 30% of their incomes, while 20.2% have a cost burden greater than 50% of their incomes;
- 76.6% of 64 small related owner-occupied units with incomes between 30% and 50% MFI are experiencing housing problems; 76.6% have a cost burden greater than 30% of their incomes, while 46.9% have a cost burden greater than 50%.

Table 7: CHAS Affordability Data for Pine Hill

	Renters					Owners					Total	
	Elderly (1 & 2 member s) (A)	Small Related (2 to 4 membe rs) (B)	Large Related (5 or more members) (C)	All (D)	Total Renters (E)	Elderly (1 & 2 members) (F)	Small Related (2 to 4 members) (G)	Large Related (5 or more members) (H)	All (I)	Total Owners (J)		
Household by Type, Income, & Housing Problem	Household Income <= 50% MFI	222	204	30	270	726	145	104	22	35	306	1,032
	Household Income <=30% MFI	123	104	20	100	347	80	40	14	20	154	501
	% with any housing problems	83.7	96.2	100.0	50.0	78.7	100.0	100.0	100.0	100.0	100.0	85.2
	% Cost Burden >30%	83.7	96.2	100.0	50.0	78.7	100.0	100.0	100.0	100.0	100.0	85.2
	% Cost Burden >50%	30.9	48.1	100.0	50.0	45.5	68.8	100.0	100.0	100.0	83.8	57.3
Household Income >30 to <=50% MFI	Household Income >30 to <=50% MFI	99	100	10	170	379	65	64	8	15	152	531
	% with any housing problems	75.8	90.0	100.0	100.0	91.0	15.4	76.6	50.0	100.0	51.3	79.7
	% Cost Burden >30%	75.8	90.0	0.0	94.1	85.8	15.4	76.6	50.0	100.0	51.3	75.9
	% Cost Burden >50%	20.2	30.0	0.0	17.6	21.1	0.0	46.9	50.0	100.0	32.2	24.3
	Source:	CHAS Data Book, 2000										

DEMOGRAPHIC CHARACTERISTICS

Population Trends

Between 1980 and 2000, Pine Hill's population increased by 2,196 persons or 25.3%. This far exceeds the growth in the neighboring Berlin Borough and Camden County. Pine Hill's population has increased by an estimated 1,029 people between 1990 and 2000.

Table 8: Population Growth, 1980-2000

	Pine Hill	Berlin Borough	Clementon	Camden County
1980	8,684	5,786	5,764	471,650
1990	9,851	5,839	5,693	502,824
2000	10,880	6,149	4,986	508,932
% Growth (1980-2000)	25.3	6.3	-13.5	7.9

Source: 2000 U.S. Census, Tables P 1, 1990 U.S. Census P001

Household Size and Type

The average household size in Pine Hill is 2.58 persons. The Borough had a higher household size for owner-occupied housing (2.92) than its neighboring communities and Camden County. It also had a lower household size than comparable communities for its renter-occupied units (2.02).

Table 9: Household Size & Type

	Pine Hill	Berlin Borough	Clementon	Camden County
Average household size--All Units	2.58	2.76	2.52	2.68
Average household size – Owner occupied	2.92	2.89	2.62	2.85
Average household size – Renter occupied	2.02	2.11	2.31	2.29
Total households	4,214	2,205	1,978	185,744
Family households	2,742	1,660	1,246	129,844
% Family households	65.67%	72.28%	62.99%	69.90%
Married-couple family	1,808	1,330	808	92,536
% married couple family	42.90%	60.32%	40.85%	49.82%
Male householder, no wife present	145	61	83	5,576
Female householder, no husband present	688	264	381	29,683
Nonfamily households	1,472	545	736	55,900

Source: 2000 U.S. Census, Tables H17

Age Characteristics

The age-sex distribution of the population in Pine Hill, Camden County and New Jersey is shown in the population pyramids in the following figure. Pine Hill's population profile does not differ significantly from the County profile, although the Borough has a slightly younger median age of 33.3 years relative to Camden County (35.8 years).

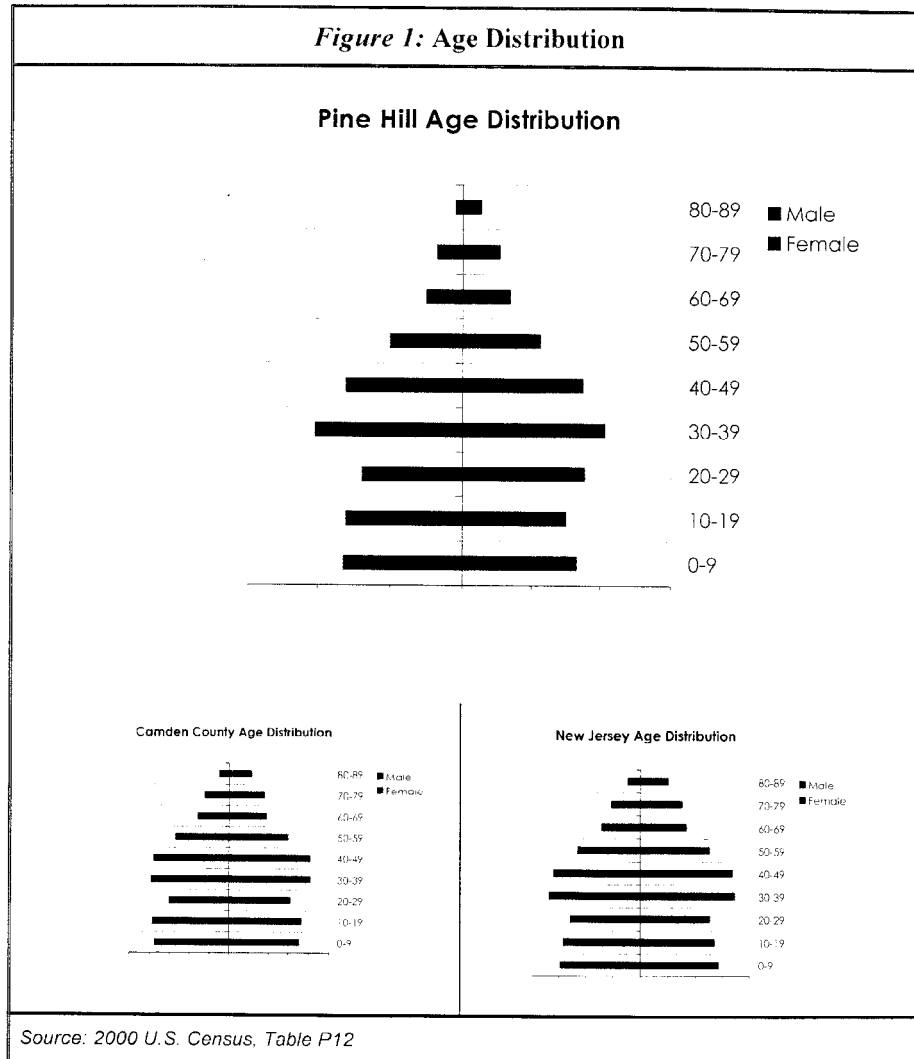


Table 11: Median Age

	Pine Hill	Berlin Borough	Clementon	Camden County
Both sexes	33.3	38.2	35.3	35.8
Male	32.8	36.5	34.3	34.4
Female	34.0	39.8	36.5	37.1

Source: 2000 U.S. Census, Table P13

Income Level

The 1999 income statistics indicate that incomes in Pine Hill are below average for the municipalities in Camden County. The Borough has a household median income of \$42,035 compared with the Camden County household median income of \$48,097. Compared with neighboring municipalities, Pine Hill ranks the lowest for median income.

Table 12: Median Income

	Pine Hill	Berlin Borough	Clementon	Camden County
Median household income in 1999	\$42,035	\$60,286	\$42,207	\$48,097

Source: 2000 U.S. Census

The table below shows the 1999 income. Statistics indicate that household income brackets in Pine Hill are typically consistent with income brackets for Camden County. There are some deviations in the \$35,000 to \$49,999 income bracket, where Pine Hill outpaces the County nearly six percentage points. Also, the percentages are slightly better for the Borough for incomes between \$50,000 and \$74,999 bracket.

Table 13: Household Income by Brackets, 1999

	Pine Hill		Camden County
	Number of Households	% of Total	% of Total
Less than \$10,000	275	6.5	8.3
10,000 - 14,999	299	7.0	5.3
15,000 - 24,999	499	11.7	11.0
25,000 - 34,999	622	14.6	11.3
35,000 - 49,999	849	20.0	15.8
50,000 - 74,999	1,032	24.3	21.2
75,000 - 99,999	383	9.0	12.4
100,000 - 149,999	268	6.3	9.8
150,000 +	28	0.7	4.9

Source: U.S. Census Bureau, Table P 52

The COAH regulations define low (those earning up to 50% of the median household income) and moderate-income households (those earning from more than 50% to 80% of the median household income). The figures are adjusted for household size and the municipality's housing region. Pine Hill is part of Region Five, which includes Burlington, Camden and Gloucester Counties. Below is a breakdown of the maximum 2008 income figures by household size that COAH uses to determine affordability for the region.

Table 14: COAH 2008 Regional Income Limits (Region 5)

Income	Family Size									
	1	1.5	2	3	4	4.5	5	6	7	8
Median	\$52,010	\$55,725	\$59,440	\$66,870	\$74,300	\$77,272	\$80,244	\$86,188	\$92,132	\$98,076
Moderate	\$44,608	\$44,580	\$47,552	\$53,496	\$59,440	\$61,818	\$64,195	\$68,950	\$73,706	\$78,461
Low	\$26,005	\$27,863	\$29,720	\$33,435	\$37,150	\$38,636	\$40,122	\$43,094	\$46,066	\$49,038
Very Low	\$15,603	\$16,718	\$17,832	\$20,061	\$22,290	\$23,182	\$24,073	\$25,856	\$27,640	\$29,423

Source: COAH, 2008

Employment Status of Residents

Population of persons who worked in Pine Hill in 1999 is slightly higher (60.18%) than that of neighboring municipalities, but is considerably higher than that of Camden County (54.3%).

Table 15: Employment Status

	Pine Hill	Berlin Borough	Clementon	Camden County
Usually worked 35 or more hours per week	4,982	2,793	2,283	210,793
% of the population that worked 35 or more hours per week	60.18%	57.95%	58.90%	54.30%
Usually worked 34 hours or less hours per week	1,231	829	534	59,160
Did not work in 1999	2,066	1,198	1,059	118,238
% of the population that did not work in 1999	24.95%	24.85%	27.32%	30.46%

Source: 2000 U.S. Census, Table P47

ECONOMIC CHARACTERISTICS

The services sector is the major employer in Pine Hill where 42% of jobs are held. This is comparable to neighboring Berlin and Clementon. Wholesale and retail sector followed with 21.1%. Again, this figure is comparable with the two neighboring communities.

Table 16: Percent Distribution of Employment by Industry, 2000

Sector	Pine Hill		Berlin Borough	Clementon
	Jobs	%	%	%
1 - Agriculture, Forestry, Fisheries, & Mining	0	0%	0%	0%
2 - Construction	428	7.8%	7.3%	6.7%
3 - Manufacturing	396	7.2%	7.2%	8.7%
4 - Transportation, Warehousing & Utilities	388	4.4%	3.7%	7.9%
5 - Wholesale & Retail Trade	1,158	21.1%	20.6%	17.3%
6 - Information & Finance, Insurance, Real Estate	536	9.8%	10.7%	11.9%
7 - Services	2,343	42.6%	45.5%	42.4%
8 - Public Administration	248	4.5%	5.0%	5.1%

Source: New Jersey Department of Labor

II. ANALYSIS OF IMPACT OF EXISTING CONDITIONS ON AFFORDABLE HOUSING OPPORTUNITIES

AVAILABILITY OF EXISTING AND PLANNED INFRASTRUCTURE

The Borough is fully served by public water and sewer, and any new residential and non residential development will

ANTICIPATED DEMAND OF TYPES OF USES PERMITTED BY ZONING

The Borough of Pine Hill is a fully built-out suburban municipality that permits all forms of housing development in its various zoning districts.

ANTICIPATED LAND USE PATTERNS

As stated previously, the Borough of Pine Hill is a fully built-out suburban municipality that contains most land uses. With the exception of any future redevelopment, land use patterns are stable and are not anticipated to change.

MUNICIPAL ECONOMIC DEVELOPMENT POLICIES

As with many older suburban communities, the Borough of Pine Hill struggles to maintain the vibrancy of its business corridors where decline continues to persist. This issue is being actively addressed through ongoing redevelopment planning initiatives as well as grant procurement by the Borough to assist in these efforts. Until the impact of these actions is realized, the trend toward decline remains apparent. The Borough has taken measures to address this issue by identifying areas marked for redevelopment. In 2005, the Borough created a redevelopment plan within a segment of the Turnerville Road Corridor. The goal of the redevelopment plan is the development of currently underutilized lands and improving the conditions of physical and economic deterioration. In addition, the Borough has an Economic Development Committee which actively promotes local businesses.

CONSTRAINTS ON DEVELOPMENT & EXISTING OR PLANNED MEASURES TO ADDRESS THESE CONSTRAINTS

The largest constraint on development is the lack of land in the Borough.

Other than preparing redevelopment plans Pine Hill's downtown, the Borough has no available measures to address its largest constraint, the lack of land.

CONSIDERATION OF LAND MOST APPROPRIATE FOR CONSTRUCTION OF LOW AND MODERATE INCOME HOUSING

The planned redevelopment area would be an appropriate location for the construction of low and moderate income housing. However, none is currently planned in the redevelopment since the Borough has an excess of COAH credits from existing affordable housing programs described in the next section.

III. Fair Share Compliance Plan

The Fair Share Compliance Plan is the implementation plan for meeting Pine Hills's projected round three affordable housing obligation. The Plan represents the current strategy that Pine Hill intends to implement, following COAH certification, but is also an amendable plan, that will change, as circumstances and developments unfold from now through 2018. Therefore, it will almost certainly require, not unlike other Fair Share Compliance Plans throughout New Jersey, several amendments throughout the life of this Plan.

The Borough's plan for meeting its anticipated affordable housing obligation through 2018 is summarized in the attached COAH application forms and described in more detail in the following sections.

AFFORDABLE HOUSING OBLIGATION

Pine Hill's affordable housing obligation is summarized below and detailed below. Worksheet A was utilized to determine Pine Hills's growth share obligation because the Borough's growth is not projected to be higher than the 135 units projected by COAH, even when planned redevelopment is taken into consideration.

Rehab Share: 38 unit obligation

Prior Round: 22 unit obligation

Projected Growth Share: 135 unit obligation

The plan for meeting this obligation is summarized below and on the table on the following page.

REHABILITATION

The Borough has participated in the Camden County Rehabilitation program. 18 units have been submitted to date and monitoring forms were submitted to COAH in 2006 and 2007.

The remaining 20 unit rehabilitation obligation will be satisfied by excess post-1986 credits from the two projects described further below. This is permitted under N.J.A.C. 5:97-6.2(b)7 which states "Pursuant to N.J.A.C. 5:97-4.3, units that are eligible to receive new construction credit may be used to address a municipal rehabilitation share."

Additional details are provided on the COAH Application form.

THE MANSION

The Mansion is a 360 HUD Section 8 project built in 1996. This project meets COAH's criteria for credits. All the units are deed restricted for low and moderate income residents and rental unit and none are age-restricted. The controls on the units expire in 2018 and the units were never certified by COAH. Project monitoring forms were submitted to COAH in 2007.

Table 17: Summary of Pine Hill's Fair Share Plan

Rehabilitation Obligation	38	
Existing rehab credits	18	Completed through the Camden County Rehabilitation Program
The Manor	20	20 new unit credits from the Manor will satisfy the remaining obligation
Prior Round Obligation	22	
The Manor	22	Existing project. Units will address prior round
Prior Round Total credits	22	
Growth Share Obligation	135	
The Manor	318	Same existing project as above. Units will addressing Growth Share obligation
Growth Share Total credits	318	
Surplus Credits	183	

IV. CONCLUSION

Under the round three growth share rules, put into place on June 2, 2008, addressing affordable housing is a long term, ever changing process, as it is based on actual growth. This is a stark difference from rounds one and two, when there was a given obligation number to work against, and that given number would not change during the entire term. On the contrary, under round three rules, the obligation changes with each actual construction project, residential and non-residential alike.

As a result, the Borough will review and recalculate its projected obligation, at least annually, in order to continually refine and update projections based on what has actually been built, and to update projections based on new information concerning likely development projects and their impacts. An annual review will also help to ensure that the Borough maintains an appropriate balance between its affordable housing activities and its actual and most recently planned developments.

1. Planning Board Resolution

Resolution 2008-25

WHEREAS, the Land Use Board of the Township of North Hanover, Burlington County, State of New Jersey, adopted its current Master Plan Reexamination Report pursuant to N.J.S.A. 40:55D-28 on July 12, 2006; and

WHEREAS, the Master Plan includes a Housing Element pursuant to N.J.S.A. 40:55D-28b(3); and

WHEREAS, N.J.A.C. 5:94-2.2(a) requires the adoption of the Housing Element by the Land Use Board and endorsement by the Governing Body; and

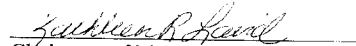
WHEREAS, N.J.A.C. 5:94-4.1(a) requires the preparation of a Fair Share Plan in accordance with the Housing Element of the Master Plan; and

WHEREAS, N.J.A.C. 5:94-4.1(b) requires the adoption of the Fair Share Plan by the Land Use Board and endorsement by the Governing Body; and

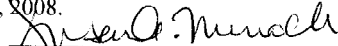
WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Land Use Board of the Township of North Hanover held a public hearing(s) on the Housing Element and Fair Share Plan on December 17, 2008; and

WHEREAS, the Land Use Board has determined that the Housing Element and Fair Share Plan are consistent with the goals and objectives of the Township of North Hanover's 2000 Master Plan and that adoption and implementation of the Housing Element and Fair Share Plan are in the public interest and protect public health and safety and promote the general welfare.

NOW THEREFORE BE IT RESOLVED by the Land Use Board of the Township of North Hanover, State of New Jersey, that the Land Use Board hereby adopts the December 17, 2008 Housing Element and Fair Share Plan.


Chairman of Planning Board

I hereby certify that this is a true copy of the resolution adopting the Housing Element and Fair Share Plan of the Township of North Hanover, Burlington County on December 17, 2008.


Planning Board Secretary

**2. Resolution of the Council petitioning COAH for
Substantive Certification of its adopted Housing
Element and Fair Share Plan**

2008-143 Borough of Pine COAH Petition

WHEREAS, the Planning/Zoning Board of Borough of Pine Hill, Camden County, State of New Jersey, adopted the Housing Element of the Master Plan on 05/11/06; and

WHEREAS, a true copy of the resolution of the Planning/Zoning Board adopting the Housing Element is attached pursuant to N.J.A.C. 5:95-2.2(a)2; and

WHEREAS, the Planning/Zoning Board adopted the Fair Share Plan on December 11, 2008 and

WHEREAS, a true copy of the resolution of the Planning/Zoning Board adopting the Fair Share Plan is attached pursuant to N.J.A.C. 5:95-2.2(a)2.

NOW THEREFORE BE IT RESOLVED that the Governing Body of Borough of Pine Hill, Camden County, State of New Jersey, hereby endorses the Housing Element and Fair Share Plan as adopted by the Borough of Pine Hill Planning/Zoning Board; and

BE IT FURTHER RESOLVED that the Governing Body of Borough of Pine Hill, pursuant to the provisions of N.J.S.A. 52:27D-301 et seq. and N.J.A.C. 5:95-3.2, submits this petition for substantive certification of the Housing Element and Fair Share Plan to the Council on Affordable Housing for review and certification; and

BE IT FURTHER RESOLVED that a list of names and addresses for all owners of sites in the Housing Element and Fair Share Plan has been included with the petition; and

BE IT FURTHER RESOLVED that notice of this petition for substantive certification shall be published in a newspaper of countywide circulation pursuant to N.J.A.C. 5:95-3.5 within seven days of issuance of the notification letter from the Council on Affordable Housing's Executive Director indicating that the submission is complete and that a copy of this resolution, the adopted Housing Element and Fair Share Plan and all supporting documentation shall be made available for public inspection at the Borough of Pine Hill municipal clerk's office located at 45 W 7th Avenue, Pine Hill, NJ 08021 during the hours of 8:30 a.m. to 4:30 p.m. on Monday through Friday for a period of 45 days following the date of publication of the legal notice pursuant to N.J.A.C. 5:95-3.5.

Loretta Buchanan
Municipal Clerk

Date

I hereby certify that the foregoing is a true
and correct copy of a resolution duly
adopted by the Governing Body of the
Borough of Pine Hill, County of Camden
State of New Jersey at a meeting held.

12/15/08

Loretta Buchanan
Borough Clerk

4. Growth Share Determination Worksheet A

Workbook A: Growth Share Determination Using Published Data
(Using Appendix F(2), *Allocating Growth To Municipalities*)

COAH Growth Projections Must be used in all submissions
--

Municipality Name: Pine Hill

Enter the COAH generated growth projections from Appendix F(2) found at the back of N.J.A.C. 5:97-1 et seq. on Line 1 of this worksheet. Use the Tab at the bottom of this page to toggle to the exclusions portion of this worksheet. After entering all relevant exclusions, toggle back to this page to view the growth share obligation that has been calculated. Use these figures in the Application for Substantive Certification.

	Residential	Non-Residential
1 Enter Growth Projections From Appendix F(2) *	467	662
2 Subtract the following Residential Exclusions pursuant to 5:97-2.4(a) from "Exclusions" tab	Click Here to enter Prior Round Exclusions	
built or projected to be built post 1/1/04		
Inclusionary Development	0	
Supportive/Special Needs Housing	0	
Accessory Apartments	0	
Municipally Sponsored or 100% Affordable	0	
Assisted Living	0	
Other	0	
Market Units in Prior Round Inclusionary development built post 1/1/04	0	
3 Subtract the following Non-Residential Exclusions (5:97-2.4(b))		
Affordable units	0	
Associated Jobs		0
4 Net Growth Projection	467	662
5 Projected Growth Share (Conversion to Affordable Units Dividing Households by 5 and Jobs by 16)	93.40 Affordable Units	41.36 Affordable Units
6 Total Projected Growth Share Obligation		135 Affordable Units

* For residential growth, see Appendix F(2), Figure A.1, Housing Units by Municipality. For non-residential growth, see Appendix F(2), Figure A.2, Employment by Municipality.

5. Development Fee Ordinance

2008-144 Pine Hill

Resolution Requesting Review and Approval of Development Fee Ordinance

WHEREAS, the Governing Body of Pine Hill, Camden County petitioned the Council on Affordable Housing (COAH) for substantive certification on December 15, 2008; and

WHEREAS, P.L.2008, c.46 section 8 (C. 52:27D-329.2) and the Statewide Non-Residential Development Fee Act (C. 40:55D-8.1 through 8.7), permits municipalities that are under the jurisdiction of COAH or of a court of competent jurisdiction and that have a COAH-approved spending plan to impose and retain fees on residential and non-residential development; and

WHEREAS, subject to P.L.2008, c.46 section 8 (C. 52:27D-329.2) and the Statewide Non-Residential Development Fee Act (C. 40:55D-8.1 through 8.7), N.J.A.C. 5:97-8.3 permits a municipality to prepare and submit a development fee ordinance for review and approval by the Council on Affordable Housing (COAH) that is accompanied by and includes the following:

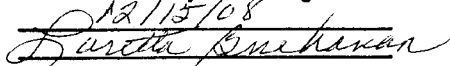
1. A description of the types of developments that will be subject to fees per N.J.A.C. 5:97-8.3(c) and (d);
2. A description of the types of developments that are exempted per N.J.A.C. 5:97-8.3(e);
3. A description of the amount and nature of the fees imposed per N.J.A.C. 5:97-8.3(c) and (d);
4. A description of collection procedures per N.J.A.C. 5:97-8.3(f);
5. A description of development fee appeals per N.J.A.C. 5:97-8.3(g); and
6. A provision authorizing COAH to direct trust funds in case of non-compliance per N.J.A.C. 5:97-8.3(h).

WHEREAS, Pine Hill has prepared a draft development fee ordinance that establishes standards for the collection, maintenance, and expenditure of development fees consistent with COAH's regulations at N.J.A.C. 5:97-8 and in accordance with P.L.2008, c.46, Sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through 8.7).

NOW THEREFORE BE IT RESOLVED that the Governing Body of Pine Hill, Camden County requests that COAH review and approve Pine Hill's development fee ordinance.

Loretta Buchanan
Municipal Clerk

I hereby certify that the foregoing is a true
and correct copy of a resolution duly
adopted by the Governing Body of the
Borough of Pine Hill, County of Camden
State of New Jersey at a meeting held.

12/15/08

Borough Clerk

Council on Affordable Housing

Development Fee Ordinance 2008-826

1. Purpose

- a) In Holmdel Builder's Association V. Holmdel Township, 121 N.J. 550 (1990), the New Jersey Supreme Court determined that mandatory development fees are authorized by the Fair Housing Act of 1985 (the Act), N.J.S.A. 52:27d-301 et seq., and the State Constitution, subject to the Council on Affordable Housing's (COAH's) adoption of rules.
- b) Pursuant to P.L.2008, c.46 section 8 (C. 52:27D-329.2) and the Statewide Non-Residential Development Fee Act (C. 40:55D-8.1 through 8.7), COAH is authorized to adopt and promulgate regulations necessary for the establishment, implementation, review, monitoring and enforcement of municipal affordable housing trust funds and corresponding spending plans. Municipalities that are under the jurisdiction of the Council or court of competent jurisdiction and have a COAH-approved spending plan may retain fees collected from non-residential development.
- c) This ordinance establishes standards for the collection, maintenance, and expenditure of development fees pursuant to COAH's regulations and in accordance P.L.2008, c.46, Sections 8 and 32-38. Fees collected pursuant to this ordinance shall be used for the sole purpose of providing low- and moderate-income housing. This ordinance shall be interpreted within the framework of COAH's rules on development fees, codified at N.J.A.C. 5:97-8.

2. Basic requirements

- a) This ordinance shall not be effective until approved by COAH pursuant to *N.J.A.C. 5:96-5.1*.
- b) The Borough of Pine Hill shall not spend development fees until COAH has approved a plan for spending such fees in conformance with *N.J.A.C. 5:97-8.10* and *N.J.A.C. 5:96-5.3*.

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3. Definitions

- a) The following terms, as used in this ordinance, shall have the following meanings:
 - i. **"Affordable housing development"** means a development included in the Housing Element and Fair Share Plan, and includes, but is not limited to, an inclusionary

development, a municipal construction project or a 100 percent affordable development.

- ii. “COAH” or the “Council” means the New Jersey Council on Affordable Housing established under the Act which has primary jurisdiction for the administration of housing obligations in accordance with sound regional planning consideration in the State.
- iii. “Development fee” means money paid by a developer for the improvement of property as permitted in *N.J.A.C. 5:97-8.3*.
- iv. “Developer” means the legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including the holder of an option or contract to purchase, or other person having an enforceable proprietary interest in such land.
- v. “Equalized assessed value” means the assessed value of a property divided by the current average ratio of assessed to true value for the municipality in which the property is situated, as determined in accordance with sections 1, 5, and 6 of P.L.1973, c.123 (C.54:1-35a through C.54:1-35c).
- vi. “Green building strategies” means those strategies that minimize the impact of development on the environment, and enhance the health, safety and well-being of residents by producing durable, low-maintenance, resource-efficient housing while making optimum use of existing infrastructure and community services.

4. Residential Development fees

- a) Imposed fees
 - i. Within the Borough of Pine Hill Zoning district(s), residential developers, except for developers of the types of development specifically exempted below, shall pay a fee of two and one half percent (2 1/2 %) of the equalized assessed value for residential development provided no increased density is permitted.
 - ii. When an increase in residential density pursuant to N.J.S.A. 40:55D-70d(5) (known as a “d” variance) has been permitted, developers may be required to pay a development fee of a maximum of six percent of the equalized assessed value for each additional unit that may be realized. However, if the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base density for the purposes of calculating the bonus development fee shall be the highest density permitted by right during the two-year period preceding the filing of the variance application.

Example: If an approval allows four units to be constructed on a site that was zoned for two units, the fees could equal one percent of the equalized assessed value on the first two units; and the specified higher percentage up to six percent of the equalized assessed value for the two additional units, provided zoning on the site has not changed during the two-year period preceding the filing of such a variance application.

- b) Eligible exactions, ineligible exactions and exemptions for residential development
 - i. Affordable housing developments and developments where the developer has made a payment in lieu of on-site construction of affordable units shall be exempt from development fees.
 - ii. Developments that have received preliminary or final site plan approval prior to the adoption of a municipal development fee ordinance shall be exempt from development fees, unless the developer seeks a substantial change in the approval. Where a site plan approval does not apply, a zoning and/or building permit shall be synonymous with preliminary or final site plan approval for this purpose. The fee percentage shall be vested on the date that the building permit is issued.
 - iii. Development fees shall be imposed and collected when an existing structure undergoes a change to a more intense use, is demolished and replaced, or is expanded, if the expansion is not otherwise exempt from the development fee requirement. The development fee shall be calculated on the increase in the equalized assessed value of the improved structure.
 - iv. Developers of specific types of residential development, for example developments with one or two owner-occupied dwelling units, residential structures demolished and replaced as a result of a natural disaster, green buildings etc. shall be exempt from paying a development fee.
 - v. Within the Borough of Pine Hill or area(s), e.g. TOD District, Revenue Allocation District, Historic District, etc., residential developers shall be exempt from paying a development fee.

5. Non-residential Development fees

- a) Imposed fees
 - i. Within all zoning districts, non-residential developers, except for developers of the types of development specifically exempted, shall pay a fee equal to two and one-half (2.5) percent of the equalized assessed value of the land and

improvements, for all new non-residential construction on an unimproved lot or lots.

- ii. Non-residential developers, except for developers of the types of development specifically exempted, shall also pay a fee equal to two and one-half (2.5) percent of the increase in equalized assessed value resulting from any additions to existing structures to be used for non-residential purposes.
 - iii. Development fees shall be imposed and collected when an existing structure is demolished and replaced. The development fee of two and a half percent (2.5%) shall be calculated on the difference between the equalized assessed value of the pre-existing land and improvement and the equalized assessed value of the newly improved structure, i.e. land and improvement, at the time final certificate of occupancy is issued. If the calculation required under this section results in a negative number, the non-residential development fee shall be zero.
- b) Eligible exactions, ineligible exactions and exemptions for non-residential development
- i. The non-residential portion of a mixed-use inclusionary or market rate development shall be subject to the two and a half (2.5) percent development fee, unless otherwise exempted below.
 - ii. The 2.5 percent fee shall not apply to an increase in equalized assessed value resulting from alterations, change in use within existing footprint, reconstruction, renovations and repairs.
 - iii. Non-residential developments shall be exempt from the payment of non-residential development fees in accordance with the exemptions required pursuant to P.L.2008, c.46, as specified in the Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption" Form. Any exemption claimed by a developer shall be substantiated by that developer.
 - iii. A developer of a non-residential development exempted from the non-residential development fee pursuant to P.L.2008, c.46 shall be subject to it at such time the basis for the exemption no longer applies, and shall make the payment of the non-residential development fee, in that event, within three years after that event or after the issuance of the final certificate of occupancy of the non-residential development, whichever is later.
 - iv. If a property which was exempted from the collection of a non-residential development fee thereafter ceases to be exempt from property taxation, the owner of the property shall remit the fees required pursuant to this section within 45 days of the termination of the property tax exemption. Unpaid non-residential development fees under these circumstances may be enforceable by the Borough of Pine Hill as a lien against the real property of the owner.

6. Collection procedures

- a) Upon the granting of a preliminary, final or other applicable approval, for a development, the applicable approving authority shall direct its staff to notify the construction official **OR** the designated municipal official responsible for the issuance of a building permit.
- b) For non-residential developments only, the developer shall also be provided with a copy of Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption" to be completed as per the instructions provided. The Developer of a non-residential development shall complete Form N-RDF as per the instructions provided. The construction official shall verify the information submitted by the non-residential developer as per the instructions provided in the Form N-RDF. The Tax assessor shall verify exemptions and prepare estimated and final assessments as per the instructions provided in Form N-RDF.
- c) The construction official responsible for the issuance of a building permit shall notify the local tax assessor of the issuance of the first building permit for a development which is subject to a development fee.
- d) Within 90 days of receipt of that notice, the municipal tax assessor, based on the plans filed, shall provide an estimate of the equalized assessed value of the development.
- e) The construction official responsible for the issuance of a final certificate of occupancy notifies the local assessor of any and all requests for the scheduling of a final inspection on property which is subject to a development fee.
- f) Within 10 business days of a request for the scheduling of a final inspection, the municipal assessor shall confirm or modify the previously estimated equalized assessed value of the improvements of the development; calculate the development fee; and thereafter notify the developer of the amount of the fee.
- g) Should the Borough of Pine Hill fail to determine or notify the developer of the amount of the development fee within 10 business days of the request for final inspection, the developer may estimate the amount due and pay that estimated amount consistent with the dispute process set forth in subsection b. of section 37 of P.L.2008, c.46 (C.40:55D-8.6).
- h) Fifty percent of the development fee shall be collected at the time of issuance of the building permit. The remaining portion shall be collected at the issuance of the certificate of occupancy. The developer shall be responsible

for paying the difference between the fee calculated at building permit and that determined at issuance of certificate of occupancy.

i) Appeal of development fees

- 1) A developer may challenge residential development fees imposed by filing a challenge with the County Board of Taxation. Pending a review and determination by the Board, collected fees shall be placed in an interest bearing escrow account by the Borough of Pine Hill. Appeals from a determination of the Board may be made to the tax court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S.54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.
- 2) A developer may challenge non-residential development fees imposed by filing a challenge with the Director of the Division of Taxation. Pending a review and determination by the Director, which shall be made within 45 days of receipt of the challenge, collected fees shall be placed in an interest bearing escrow account by the borough of Pine Hill. Appeals from a determination of the Director may be made to the tax court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S.54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

7. Affordable Housing trust fund

- a) There is hereby created a separate, interest-bearing housing trust fund to be maintained by the Chief Financial Officer or the Deputy Treasurer for the purpose of depositing development fees collected from residential and non-residential developers and proceeds from the sale of units with extinguished controls.
- b) The following additional funds shall be deposited in the Affordable Housing Trust Fund and shall at all times be identifiable by source and amount:
 1. payments in lieu of on-site construction of affordable units;
 2. developer contributed funds to make ten percent (10%) of the adaptable entrances in a townhouse or other multistory attached development accessible;
 3. rental income from municipally operated units;
 4. repayments from affordable housing program loans;
 5. recapture funds;
 6. proceeds from the sale of affordable units; and
 7. any other funds collected in connection with [insert municipal name]'s affordable housing program.

- c) Within seven days from the opening of the trust fund account ,the Borough of Pine Hill shall provide COAH with written authorization, in the form of a three-party escrow agreement between the municipality, Audubon Savings Bank and COAH to permit COAH to direct the disbursement of the funds as provided for in N.J.A.C. 5:97-8.13(b).
- d) All interest accrued in the housing trust fund shall only be used on eligible affordable housing activities approved by COAH.

8 Use of funds

- a) The expenditure of all funds shall conform to a spending plan approved by COAH. Funds deposited in the housing trust fund may be used for any activity approved by COAH to address the Borough of Pine Hill's fair share obligation and may be set up as a grant or revolving loan program. Such activities include, but are not limited to: preservation or purchase of housing for the purpose of maintaining or implementing affordability controls, rehabilitation, new construction of affordable housing units and related costs, accessory apartment, market to affordable, or regional housing partnership programs, conversion of existing non-residential buildings to create new affordable units, green building strategies designed to be cost saving and in accordance with accepted national or state standards, purchase of land for affordable housing, improvement of land to be used for affordable housing, extensions or improvements of roads and infrastructure to affordable housing sites, financial assistance designed to increase affordability, administration necessary for implementation of the Housing Element and Fair Share Plan, or any other activity as permitted pursuant to N.J.A.C. 5:97-8.7 through 8.9 and specified in the approved spending plan.
- b) Funds shall not be expended to reimburse the Borough of Pine Hill for past housing activities.
- c) At least 30 percent of all development fees collected and interest earned shall be used to provide affordability assistance to low- and moderate-income households in affordable units included in the municipal Fair Share Plan. One-third of the affordability assistance portion of development fees collected shall be used to provide affordability assistance to those households earning 30 percent or less of median income by region.
 - i. Affordability assistance programs may include down payment assistance, security deposit assistance, low interest loans, rental assistance, assistance with homeowners association or condominium fees and special assessments, and assistance with emergency repairs.
 - ii. Affordability assistance to households earning 30 percent or less of median income may include buying down the cost of low or moderate

income units in the municipal Fair Share Plan to make them affordable to households earning 30 percent or less of median income. The use of development fees in this manner shall entitle the Borough of Pine Hill to bonus credits pursuant to N.J.A.C. 5:97-3.7.

- iii. Payments in lieu of constructing affordable units on site and funds from the sale of units with extinguished controls shall be exempt from the affordability assistance requirement.
- d) The borough of Pine Hill may contract with a private or public entity to administer any part of its Housing Element and Fair Share Plan, including the requirement for affordability assistance, in accordance with N.J.A.C. 5:96-18.
- e) No more than 20 percent of all revenues collected from development fees, may be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultant fees necessary to develop or implement a new construction program, a Housing Element and Fair Share Plan, and/or an affirmative marketing program. In the case of a rehabilitation program, no more than 20 percent of the revenues collected from development fees shall be expended for such administrative expenses. Administrative funds may be used for income qualification of households, monitoring the turnover of sale and rental units, and compliance with COAH's monitoring requirements. Legal or other fees related to litigation opposing affordable housing sites or objecting to the Council's regulations and/or action are not eligible uses of the affordable housing trust fund.

9. Monitoring

- a) The borough of Pine Hill shall complete and return to COAH all monitoring forms included in monitoring requirements related to the collection of development fees from residential and non-residential developers, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, barrier free escrow funds, rental income, repayments from affordable housing program loans, and any other funds collected in connection with the Borough of Pine Hill's housing program, as well as to the expenditure of revenues and implementation of the plan certified by COAH. All monitoring reports shall be completed on forms designed by COAH.

10. Ongoing collection of fees

- a) The ability for the borough of Pine Hill to impose, collect and expend development fees shall expire with its substantive certification compliance unless the Borough of Pine Hill has filed an adopted Housing Element and Fair Share Plan with COAH, has petitioned for substantive certification, and has received COAH's approval of its development fee ordinance. If the Borough of Pine Hill

fails to renew its ability to impose and collect development fees prior to the expiration of substantive certification, it may be subject to forfeiture of any or all funds remaining within its municipal trust fund. Any funds so forfeited shall be deposited into the "New Jersey Affordable Housing Trust Fund" established pursuant to section 20 of P.L.1985, c.222 (C.52:27D-320). The Borough of Pine Hill shall not impose a residential development fee on a development that receives preliminary or final site plan approval after the expiration of its substantive certification or judgment of compliance, nor shall the borough of Pine Hill retroactively impose a development fee on such a development. The Borough of Pine Hill shall not expend development fees after the expiration of its substantive certification or judgment of compliance.

NOTICE is hereby given that the forgoing Ordinance passed final reading and was duly adopted by the Governing Body of the Borough of Pine Hill, Camden County, New Jersey at a meeting held at the Pine Hill Borough Hall, 45 West 7th Avenue, Pine Hill, New Jersey on the 17th day of November 2008.

Loretta Buchanan
Municipal Clerk (Acting)

**I hereby certify that the foregoing is a true
and correct copy of an ordinance duly
adopted by the Governing Body of the
Borough of Pine Hill, County of Camden
State of New Jersey at a meeting held.**

November 17, 2008
Loretta Buchanan
Borough Clerk

6. Spending Plan

Pine Hill Affordable Housing Trust Fund Spending Plan

INTRODUCTION

The Borough of Pine Hill has prepared a Housing Element and Fair Share plan that addresses its regional fair share of the affordable housing need in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Fair Housing Act (N.J.S.A. 52:27D-301) and the regulations of the Council on Affordable Housing (COAH) (N.J.A.C. 5:97-1 et seq. and N.J.A.C. 5:96-1 et seq.). A development fee ordinance creating a dedicated revenue source for affordable housing was submitted to COAH on December 31, 2008 and was based on the model document provided. The ordinance will be adopted in January 2009. The ordinance establishes the Borough of Pine Hill's affordable housing trust fund for which this spending plan is prepared.

As of July 17, 2008, the Borough of Pine Hill had collected \$0, resulting in a balance of \$0. All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by the fees are deposited in a separate interest-bearing affordable housing trust fund in Audubon Bank, Pine Hill, New Jersey for the purposes of affordable housing. These funds shall be spent in accordance with N.J.A.C. 5:97-8.7-8.9 as described in the sections that follow.

1. REVENUES FOR CERTIFICATION PERIOD

To calculate a projection of revenue anticipated during the period of third round substantive certification, the Borough of Pine Hill considered the following:

(a) Development fees:

1. Nonresidential projects which have had development fees imposed upon them at the time of preliminary or final development approvals;
2. All projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy; and
3. Future development that is likely to occur based on historical rates of development.

SOURCE OF FUNDS	PROJECTED REVENUES-HOUSING TRUST FUND - 2008 THROUGH 2018											
	7/18/08 Through 12/31/08	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Total
(a) Development fees:		\$0	\$0	\$75,000	\$75,000	\$0	\$8,500	\$0	\$0	\$0	\$0	\$166,830
1. Approved Development	\$8,330											
2. Development Pending Approval	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,330
3. Projected Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(b) Payments in Lieu of Construction	\$0	\$0	\$0	\$75,000	\$75,000	\$0	\$8,500	\$0	\$0	\$0	\$0	158,500
(c) Other Funds (Specify source(s))	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(d) Interest	\$170			\$1,500	\$1,500	\$0	\$170	\$0	\$0	\$0	\$0	\$3,340
Total	\$8,500	\$0	\$0	\$76,500	\$76,500	\$0	\$8,670	\$0	\$0	\$0	\$0	\$170,170

The Borough of Pine Hill projects a total of \$170,170 in revenue to be collected between July 18, 2008 and December 31, 2018. All interest earned on the account shall accrue to the account to be used only for the purposes of affordable housing.

2. ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

The following procedural sequence for the collection and distribution of development fee revenues shall be followed by the Borough of Pine Hill:

(a) Collection of development fee revenues:

Collection of development fee revenues shall be consistent with the Borough of Pine Hill's development fee ordinance for both residential and non-residential developments in accordance with COAH's rules and P.L.2008, c.46, sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through 8.7).

(b) Distribution of development fee revenues:

The Borough of Pine Hill, with the exception of the mandatory affordability assistance, and 20% for administration, will dedicate the remainder of any development fees collected to offset the cost of expanding the existing housing rehabilitation program for both rental and owner occupied units.

3. DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS

(a) **Rehabilitation and new construction programs and projects (N.J.A.C. 5:97-8.7)**

The Borough of Pine Hill will dedicate \$95,296 to rehabilitation or new construction programs (see detailed descriptions in Fair Share Plan) as follows:

Rehabilitation program: \$95,296. All development fees collected will be utilized for rehabilitation, with the exception of the mandatory set aside for affordability assistance, and 20% for administrative costs.

New construction project(s): \$0

(b) **Affordability Assistance (N.J.A.C. 5:97-8.8)**

Projected minimum affordability assistance requirement:

Actual development fees through 7/17/2008		\$0
Actual interest earned through 7/17/2008	+	\$0
Development fees projected* 2008-2018	+	\$166,830
Interest projected* 2008-2018	+	\$3,340
Less housing activity expenditures through 6/2/2008	-	\$0
Total	=	170,170
30 percent requirement	x 0.30 =	\$51,051
Less Affordability assistance expenditures through 12/31/2004	-	\$0
PROJECTED MINIMUM Affordability Assistance Requirement 1/1/2005 through 12/31/2018	=	\$51,051
PROJECTED MINIMUM Very Low-Income Affordability Assistance Requirement 1/1/2005 through 12/31/2018	÷ 3 =	\$17,017

* Note: The 2008 portion of this projection reflects 2008 subsequent to July 17 as the remainder of 2008 is included in the actual figure reported above.

The Borough of Pine Hill will dedicate \$51,051 from the affordable housing trust fund to render units more affordable, including \$17,017 to render units more affordable to households earning 30 percent or less of median income by region, as follows:

The Borough of Pine Hill intends to utilize the full 30% affordability assistance set-aside to administer a down payment assistance program to eligible potential homebuyers.

(c) **Administrative Expenses (N.J.A.C. 5:97-8.9)**

The Borough of Pine Hill projects that \$23,823 will be available from the affordable housing trust fund to be used for administrative purposes. Projected administrative expenditures, subject to the 20 percent cap, are as follows:

The Borough of Pine Hill will utilize 20% of the development fee to assist with its Administrative Agent responsibilities. A portion of the funds may be used to offset other administrative costs such as accounting, bookkeeping, reporting, etc.

The Borough of Pine Hill intends to use affordable housing trust fund revenues for the creation and/or rehabilitation of housing units. Where applicable, the creation/rehabilitation funding schedule below parallels the implementation schedule set forth in the Housing Element and Fair Share Plan and is summarized as follows.

December 2008

5. EXCESS OR SHORTFALL OF FUNDS

Pursuant to the Housing Element and Fair Share Plan, the governing body of the Borough of Pine Hill has not adopted a resolution agreeing to fund any shortfall of funds because there are no new construction or rehabilitation programs identified in the plan. In the event that a shortfall of anticipated revenues occurs, the Borough of Pine Hill will pass a resolution of intent to bond.

In the event of excess funds, any remaining funds above the amount necessary to satisfy the municipal affordable housing obligation will be used to expand the existing housing rehabilitation program.

6. BARRIER FREE ESCROW

Pine Hill does not anticipate collecting or distributing barrier free funds since no new construction units are planned.

SUMMARY

The Borough of Pine Hill intends to spend affordable housing trust fund revenues pursuant to N.J.A.C. 5:97-8.7 through 8.9 and consistent with the housing programs outlined in the housing element and fair share plan dated December 11, 2008.

The Borough of Pine Hill has a balance of \$0 as of July 17, 2008 and anticipates an additional \$170,170 in revenues before the expiration of substantive certification for a total of \$170,170. The municipality will dedicate \$95,296 towards its housing rehabilitation program, \$51,051 to render units more affordable, and \$23,823 to administrative costs. Any shortfall of funds will be offset by local bonding. The municipality will dedicate any excess funds toward expansion of its existing housing rehabilitation program.

SPENDING PLAN SUMMARY	
Balance as of July 17, 2008	\$8,330
PROJECTED REVENUE July 18, 2008-2018	
Development fees	+ \$158,500
Payments in lieu of construction	+ \$0
Other funds	+ \$0
Interest	+ \$3,340
TOTAL REVENUE	= \$170,170
EXPENDITURES	
Funds used for Rehabilitation	- \$95,296
Funds used for New Construction	
1. <i>[list individual projects/programs]</i>	- \$
2.	- \$
3.	- \$
4.	- \$
5.	- \$
6.	- \$
7.	- \$
8.	- \$
9.	- \$
10.	- \$
Affordability Assistance	- \$51,051
Administration	- \$23,823
Excess Funds for Additional Housing Activity	= \$0
1. <i>[list individual projects/programs]</i>	- \$
2.	- \$
3.	- \$
TOTAL PROJECTED EXPENDITURES	= \$170,170
REMAINING BALANCE	= \$0.00

7. Affordable Housing Ordinance

DRAFT Borough of Pine Hill Affordable Housing Ordinance

AN ORDINANCE OF THE BOROUGH OF PINE HILL TO ADDRESS THE REQUIREMENTS OF THE COUNCIL ON AFFORDABLE HOUSING (COAH) REGARDING COMPLIANCE WITH THE MUNICIPALITY'S PRIOR ROUND AND THIRD ROUND AFFORDABLE HOUSING OBLIGATIONS

Section 1. Affordable Housing Obligation

- (a) This Ordinance is intended to assure that low- and moderate-income units ("affordable units") are created with controls on affordability over time and that low- and moderate-income households shall occupy these units. This Ordinance shall apply except where inconsistent with applicable law.
- (b) The Borough of Pine Hill's Planning Board has adopted a Housing Element and Fair Share Plan pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1, et seq. The Fair Share Plan has been endorsed by the governing body. The Fair Share Plan describes the ways the Borough of Pine Hill shall address its fair share for low- and moderate-income housing as determined by the Council on Affordable Housing (COAH) and documented in the Housing Element.
- (c) This Ordinance implements and incorporates the Fair Share Plan and addresses the requirements of N.J.A.C. 5:97, as may be amended and supplemented.
- (d) The Borough of Pine Hill shall file monitoring reports with COAH in accordance with N.J.A.C. 5:96, tracking the status of the implementation of the Housing Element and Fair Share Plan. Any plan evaluation report of the Housing Element and Fair Share Plan and monitoring prepared by COAH in accordance with N.J.A.C. 5:96 shall be available to the public at the Borough of Pine Hill's Municipal Building, Municipal Clerk's Office, 45 West 7th Avenue, Pine Hill, New Jersey, or from COAH at 101 South Broad Street, Trenton, New Jersey and on COAH's website, www.nj.gov/dca/affiliates/coah.

Section 2. Definitions

The following terms when used in this Ordinance shall have the meanings given in this Section:

"Administrative agent" means the entity responsible for the administration of affordable units in accordance with this ordinance, N.J.A.C. 5:96, N.J.A.C. 5:97 and N.J.A.C. 5:80-26.1 et seq.

"Affordable" means, a sales price or rent within the means of a low- or moderate-income household as defined in N.J.A.C. 5:97-9; in the case of an ownership unit, that the sales price for the unit conforms to the standards set forth in N.J.A.C. 5:80-26.6, as may be amended and supplemented, and, in the case of a rental unit, that the rent for the unit conforms to the standards set forth in N.J.A.C. 5:80-26.12, as may be amended and supplemented.

“COAH” means the Council on Affordable Housing, which is in, but not of, the Department of Community Affairs of the State of New Jersey, that was established under the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.).

“DCA” means the State of New Jersey Department of Community Affairs.

“UIIAC” means the Uniform Housing Affordability Controls set forth in N.J.A.C. 5:80-26.1 et seq.

Section 3. Reserved

Section 4. Reserved

Section 5. Reserved

Section 6. Administration

- (a) The position of Municipal Housing Liaison (MHL) for the Borough of Pine Hill is established by this ordinance. The Pine Hill Borough Council shall make the actual appointment of the MHL by means of a resolution.
1. The MHL must be either a full-time or part-time employee of the Borough of Pine Hill.
 2. The person appointed as the MHL must be reported to COAH for approval.
 3. The MHL must meet all COAH requirements for qualifications, including initial and periodic training.
 4. The Municipal Housing Liaison shall be responsible for oversight and administration of the affordable housing program for the Borough of Pine Hill, including the following responsibilities which may not be contracted out to the Administrative Agent:
 - i. Serving as the municipality’s primary point of contact for all inquiries from the State, affordable housing providers, Administrative Agents and interested households;
 - ii. When applicable, supervising any contracting Administrative Agent.
 - iii. Monitoring the status of all restricted units in the Borough of Pine Hill’s Fair Share Plan;
 - iv. Compiling, verifying and submitting annual reports as required by COAH;
 - v. Coordinating meetings with affordable housing providers and Administrative Agents, as applicable; and
 - vi. Attending continuing education opportunities on affordability controls, compliance monitoring and affirmative marketing as offered or approved by COAH.

- (b) The Borough of Pine Hill shall designate by resolution of the Bough Council, subject to the approval of COAH, one or more Administrative Agents to administer newly constructed affordable units in accordance with N.J.A.C. 5:96, N.J.A.C. 5:97 and UHAC.
- (c) An Operating Manual shall be provided by the Administrative Agent(s) to be adopted by resolution of the governing body and subject to approval of COAH. The Operating Manuals shall be available for public inspection in the Office of the Municipal Clerk and in the office(s) of the Administrative Agent(s).
- (d) The Administrative Agent shall perform the duties and responsibilities of an administrative agent as are set forth in UHAC and which are described in full detail in the Operating Manual, including those set forth in N.J.A.C. 5:80-26.14, 16 and 18 thereof, which includes:
 - 1. Attending continuing education opportunities on affordability controls, compliance monitoring, and affirmative marketing as offered or approved by COAH;
 - 2. Affirmative Marketing;
 - 2. Household Certification;
 - 3. Affordability Controls;
 - 4. Records retention;
 - 5. Resale and re-rental;
 - 6. Processing requests from unit owners; and
 - 7. Enforcement, though the ultimate responsibility for retaining controls on the units rests with the municipality.
 - 8. The Administrative Agent shall have authority to take all actions necessary and appropriate to carry out its responsibilities, hereunder.

Section 20. Appeals

Appeals from all decisions of an Administrative Agent designated pursuant to this Ordinance shall be filed in writing with the Executive Director of COAH.

REPEALER

All Ordinances or parts of Ordinances inconsistent herewith are repealed as to such inconsistencies.

SEVERABILITY

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

EFFECTIVE DATE

This ordinance shall take effect upon passage and publication as provided by law.

8. Redevelopment Plan and Amendments

Final Document

**Preliminary Investigation for
Determination of an Area in Need of Redevelopment
and
Redevelopment Plan**

BOROUGH OF PINE HILL
in the
COUNTY OF CAMDEN
STATE OF NEW JERSEY



Remington & Vernick Engineers, Inc.
232 Kings Highway East
Haddonfield, New Jersey 08033

FEBRUARY 2005
(Revised March 2005)

Michael G. Meyer, P.P., P.E., C.M.E.
License #5812

George R. Stevenson, Jr., P.P., AICP
License #5487

Mayor
Fred Costantino

Members of Council
Thomas Hassett, Council President
Ruth McCullen
Robert McGlinchey
Ross Del Rossi
Christopher Green
Charles Warrington

Planning Board
Fred Costantino, Mayor
Nancy Costantino, Chairman
Elwood Harris, Vice-Chairman
Leslie H. Gallagher, Sr.
Chris Green
Denise McGlinchey
Kevin Waddington
Bob Whipps
Joseph Castor
Ray Hallworth (Alt. 1)
Edward Adams (Alt. 2)

CFO
Thomas C. Cardis

Municipal Clerk
Joan A. Schneebele

Zoning Officer
Neil Clark

Borough Solicitor
John Kearney, ESQ

Planning Board Solicitor
David Carlamere



Part I: Preliminary Investigation

- I. INTRODUCTION
- II. REDEVELOPMENT PROCESS
- III. OVERVIEW
- IV. POPULATION & EMPLOYMENT TRENDS
- V. STUDY AREA
- VI. MAPS OF STUDY AREA
- VII. EXISTING CHARACTER AND LAND USE
- VIII. STATUTORY CRITERIA
- IX. APPLICABILITY OF STATUTORY CRITERIA
- X. CONCLUSION

I. INTRODUCTION

As part of an initiative to remediate conditions suggestive of physical and economic deterioration and to affect desirable development activity within a segment of the Turnerville Road corridor, the Mayor and Borough Council of the Borough of Pine Hill, through adoption of Resolution 2004-152 (as amended), authorized the Borough's Planning Board to conduct a Preliminary Redevelopment Investigation to determine whether the area of the borough designated as the study area, as described herein, qualifies under the statutory criteria to be declared an area in need of redevelopment. The Planning Board commissioned Remington and Vernick Engineers, licensed professional planners in the State of New Jersey, to undertake the Preliminary Redevelopment Investigation on its behalf.

The study was conducted in accordance with the Local Redevelopment and Housing Law. Enacted in 1992, the *Local Redevelopment and Housing Law* P.L. 1992, c.79 (C40A:12A-1 et seq.) provides municipalities with a means to address conditions of deterioration and lack of proper land use for lands and/or buildings which are abandoned, decayed, undeveloped/underdeveloped, or non-productive/under-productive and to actively redevelop such areas into productive assets for the community.

Additionally, the redevelopment statute gives municipalities the power to acquire private property for the purposes of redevelopment (through negotiation or condemnation); to clear and reprogram said lands; to install infrastructure and/or other site improvements; and to negotiate and enter into partnerships with public and private entities in order to accomplish a municipality's redevelopment goals and objectives.

An area may be deemed in need of redevelopment given the applicability of certain criteria and undertaking of appropriate procedures outlined in the Local Redevelopment and Housing Law. If the study area is deemed an area in need of redevelopment, this would then permit the preparation and execution of a redevelopment plan, the acquisition of buildings and land through condemnation, the leasing or selling of property without public bidding, and allow the area to qualify for financial incentives.

II. REDEVELOPMENT PROCESS

The redevelopment statute requires a multi-step process that must be adhered to in order for the municipal governing body and planning board to exercise those powers lawfully. This process is outlined below.

- (1) The governing body must authorize the planning board, by resolution, to undertake an investigation of the delineated area to determine whether it meets the criteria set forth in section 5 of P.L.1992, c.79 (C.40A:12A-5).
- (2) The planning board must then prepare and post a map showing the boundaries of the area and the location of the various parcels therein. The map must also include a statement setting forth the basis for the investigation.
- (3) The planning board must conduct a preliminary investigation and hold a duly noticed public hearing in order to discuss the findings of the investigation and to hear persons who are interested in or would be affected by the contemplated action. The results and recommendations of the hearing are then referred to the governing body in the form of a planning board resolution for formal action.
- (4) Upon receipt of the recommendation from the planning board, the governing body may act to adopt a resolution designating the area in question, or any part thereof, as an area in need of redevelopment.
- (5) Upon designation, the planning board or redevelopment entity is then required to prepare a redevelopment plan, which establishes the goals and objectives of the municipality and outlines the actions to be taken to accomplish these goals and objectives.
- (6) The redevelopment plan, after review by the planning board, is referred to the governing body.
- (7) Upon receipt of the redevelopment plan from the planning board, the governing body may act to adopt the plan by ordinance. The adopted redevelopment plan may become an amendment to the municipality's zoning district map and zoning ordinance or may be treated as an overlay to existing zoning.

Only after completion of this public process is a municipality able to exercise the powers granted under the Redevelopment Statute.

III. OVERVIEW

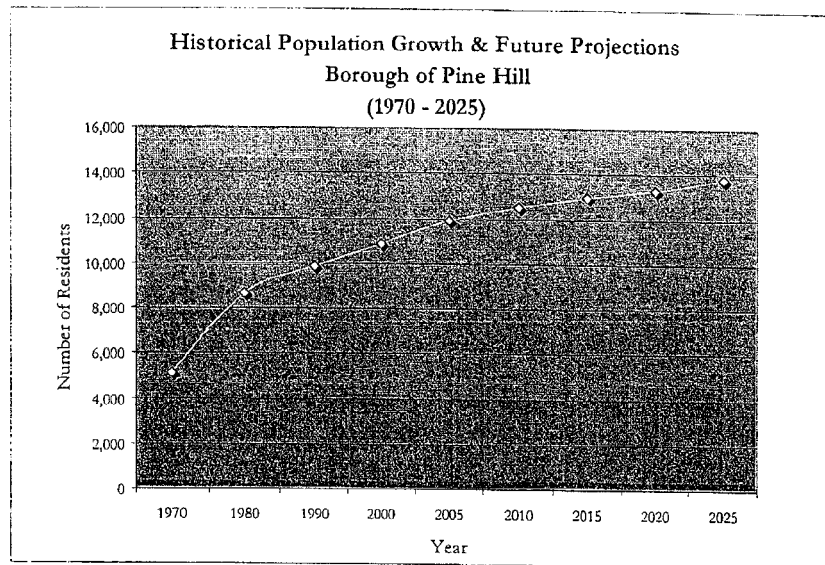
The Borough of Pine Hill is approximately four square miles in area, and is located in the central portion of Camden County in southern New Jersey. It is bounded on the north by Clementon and Lindenwold Boroughs, on the west and south by Gloucester Township, on the east by Berlin Borough and Winslow Township. In addition, the Borough of Pine Valley is roughly enclosed within an eastern portion of Pine Hill Borough. The borough has proximity to Route 30 (The White Horse Pike), Route 73, and other regional highway connections.

The population of Pine Hill Borough recorded by the 2000 Census is 10,880 persons. This is an increase of 1,026 persons (or 10.4%) from the population recorded by the 1990 Census (9,854 persons). As a corollary to this population growth, the borough has also experienced fairly substantial levels of housing construction since 1980. Population and employment forecasts published by the Delaware Valley Regional Planning Commission (DVRPC) project fairly steady growth for the borough between 2000 and 2025.

Portions of the borough are categorized by the 'New Jersey State Development and Redevelopment Plan' (SDRP) within the Suburban (PA2) and Metropolitan (PA1) Planning Areas, with the entirety of the study area being within the Suburban Planning Area.

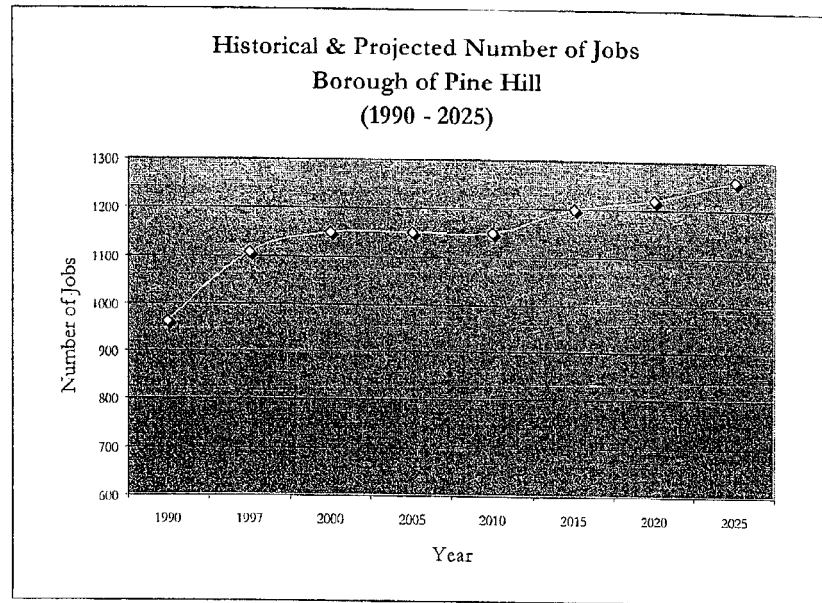
IV. POPULATION & EMPLOYMENT TRENDS

Population



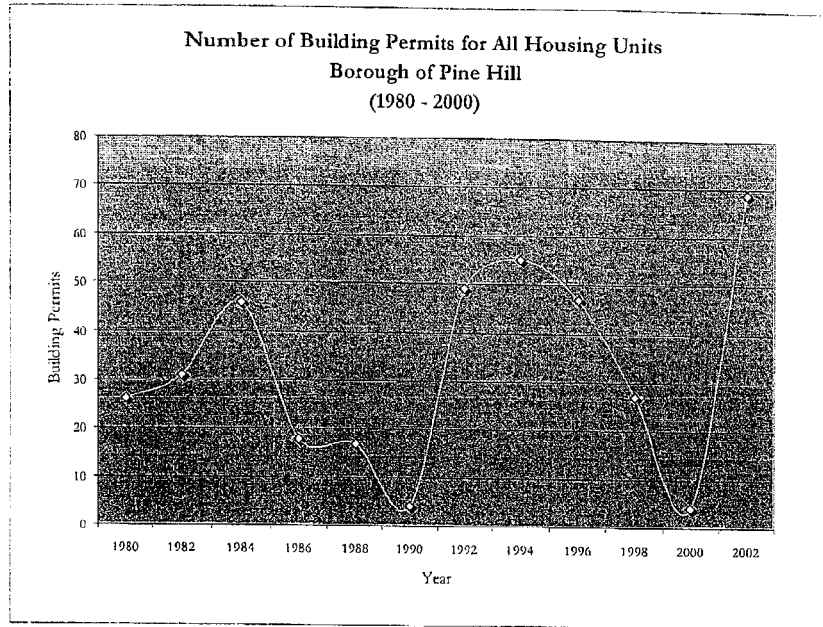
Sources: HUD State of the Cities Data Systems (<http://socds.huduser.org/Census/>); DVRPC data bulletin, No. 73 (March 2002)

Employment



Source: DVRPC data bulletin, No. 73 (March 2002)

Residential Construction



Source: HUD State of the Cities Data Systems (<http://socds.huduser.org/Census/>)

V. STUDY AREA & BASIS FOR INVESTIGATION

Study Area Delineation

The area under examination is comprised of contiguous parcels on the north side of Turnerville Road in the southwestern portion of the borough. Specifically, the area consists of the following tax parcels:

- **Block 17:** Lots 2, 3, 3.02
- **Block 17.01:** Lots 128, 140 through 151
- **Block 17.02:** Lots 5 through 28
- **Block 18:** Lots 30 through 34, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65
- **Block 24.01:** Lot 999 (Formerly 1.10)¹

The boundaries of the study area were determined by the borough given manifestations of physical deterioration, commercial vacancy, and instances of less than a fully productive utilization of land; in tandem, these conditions are detrimental to the health, safety, and welfare of the borough. Additionally, the borough recognized that these conditions have existed in the study area for some time, and that absent proactive borough intervention in the form of redevelopment planning, said conditions are not likely to be remediated solely through private sector initiatives.

Description & Background

The study area encompasses a variety of uses including vacant, residential, and commercial. The parcels are located in the Suburban (PA2) Planning Area under the State Development and Redevelopment Plan (SDRP). The intent of this Planning Area is to:

- Provide for much of the state's future development;
- Promote growth in Centers and other compact forms;
- Protect the character of existing stable communities;

¹ Record title to Lot 999 (formerly Lot 1.10) was previously held by the borough, but it included the land upon which two buildings were constructed and owned by individual property owners. The Borough Council has undertaken a three-lot subdivision as depicted on the Plan of Minor Subdivision for Borough of Pine Hill (dated February 11, 2005), prepared by Civalier Engineering & Surveying, Inc., and approved by the Borough Council on February 28, 2005. Said subdivision, when perfected, will transfer record title (i) to the 1.2015 acre parcel (new Lot 999.01), upon which there are constructed two buildings in Bromley Estates, and to the 0.4665 acre parcel (new Lot 999.02), upon which there is a detention basin servicing Bromley Estates, to Bromley Estates Phase III, A Condominium, and (ii) to the 2.4992 acre parcel (remaining Lot 999), which is vacant, to the then record owner. Lots 999 and 999.02 are to be within the redevelopment area upon perfection of this subdivision; Lot 999.01 is to be excluded.

- Protect natural resources;
- Redesign areas of sprawl;
- Reverse the current trend towards further sprawl; and
- Revitalize cities and towns.

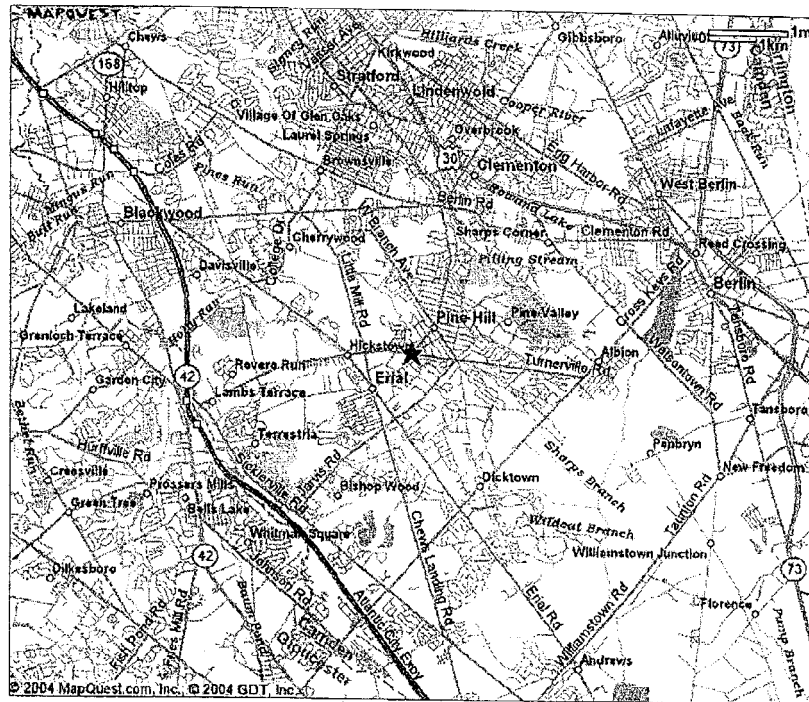
From a zoning standpoint, portions of the study area are located within the **R-LOW Low-Density Residential** and **R-MULTI Multi-Family Residential** zoning districts.

The R-LOW district is intended to provide for low density residential development in “environmentally suitable locations” in order to ensure that a full range of housing types is available in the borough (Ordinance Section 23-7.9.2). In addition to detached dwelling units, those uses permitted and conditionally permitted in the R-Med Residential district (including municipal utility uses, agricultural uses, and religious institutions) are also permitted. The minimum lot size for development is 15,000 square feet (unless otherwise specified for particular uses).

The R-MULTI district is intended to provide for residential development with a mix of attached unit configurations, including twins, townhouses, and apartments, to be developed in a coordinated fashion. The maximum gross density of residential development within this district is three (3) dwelling units per acre, with a minimum tract size of ten (10) acres.

VI. MAPS OF STUDY AREA

Access Routes in the Vicinity of Pine Hill Borough





Pine Hill Borough
Redevelopment Study Area
March 2005



VII. EXISTING CHARACTER AND LAND USE

The study area includes contiguous parcels that are generally bounded by the Bromley Estates Condominium Development on the north and west, Hickstown/Turnerville Road on the south, and Lake Avenue on the east. Land uses present within the study area are described below.

Block 17

The study area parcels within this block are situated within the R-LOW Low-Density Residential zoning district. Lots 2 and 3.02 contain detached dwelling units, with the dwelling on Lot 2 exhibiting fire damage and being apparently vacant. Lot 3, the largest study area lot, contains an automobile junkyard and several structures abutting Turnerville Road that are related to this use. This use is listed among the borough's "prohibited uses" for all zoning districts (Ordinance Section 23-7.8.13[a]).

Blocks 17.01 and 17.02

The study area parcels within these blocks are vacant and unimproved, with the possible exception of Block 17.01, Lot 128 which appears to include a portion of the driveway servicing the home on Lots 129 and 130. A number of these parcels appear to exhibit steep slopes, and all are of a woodland character. Most of these parcels have no roadway access, and front on Raven Avenue and Jay Street (two "paper streets"). Nearly all of these "landlocked" parcels (Block 17.01, Lots 140-151 and Block 17.02, Lots 18-28) are owned by the Borough of Pine Hill. The study area parcels within these blocks are situated within the R-LOW Low-Density Residential zoning district.

Block 18

The study area parcels within this block, most of which are vacant and unimproved woodland areas, are situated within the R-LOW Low-Density Residential zoning district. A detached dwelling unit in good condition is situated across Lots 30-32. Lots 49-65 (odd numbered only) are owned by the Borough of Pine Hill. As noted above for Blocks 17.01 and 17.02, many of the unimproved parcels in this block appear to contain steep slope areas.

Block 24.01

The study area parcel within this block (Lot 999) is located within the R-MULTI zoning district, and in the 1970s was contemplated to be a part of the Bromley Estates condominium development, but such plans were subsequently abandoned. Under perfection of the subdivision detailed in footnote one, page ten, this parcel will have been divided into three lots. Roughly one-third of the original lot's area has been developed (new Lot 999.01) and contains

approximately twenty (20) attached dwelling units in a townhouse configuration. The northeastern portion of original Lot 999 (new Lot 999.02) contains a drainage basin. The remainder of the parcel, which consists of vacant woodland, will remain identified as Lot 999 (located to the rear and abutting both Block 17.01 and the junkyard on Block 17, Lot 3). Portions of the newly configured Lot 999 were partially improved at some point, and contain curbing and light fixtures. This vacant area also exhibits extensive dumping of debris.

VIII. STATUTORY CRITERIA

Under 40A:12A-5, a delineated area may be declared in need of redevelopment if, after investigation, notice and hearing, the governing body of the municipality, by resolution, concludes that within the delineated area any of the following conditions is found:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property, therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety, and welfare.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by action of storm, fire, cyclone, tornado, earthquake, or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.

- g. In any municipality in which an enterprise zone has been designated pursuant to the New Jersey Urban Enterprise Zones Act, P.L. c. 303 9C52:27H-60 et. seq.), said designation and prescribed related action are, in and of themselves, sufficient basis for the determination that an area is in need of redevelopment for the purpose of granting tax exemption within the enterprise zone or the adoption of a tax abatement and exemption ordinance.
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

In addition to the criteria, the Redevelopment Statute states:

“A redevelopment area may include lands, buildings, or improvements, which of themselves are not detrimental to the public health, safety, or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.”²”

² N.J.S.A. 40A:12A-3

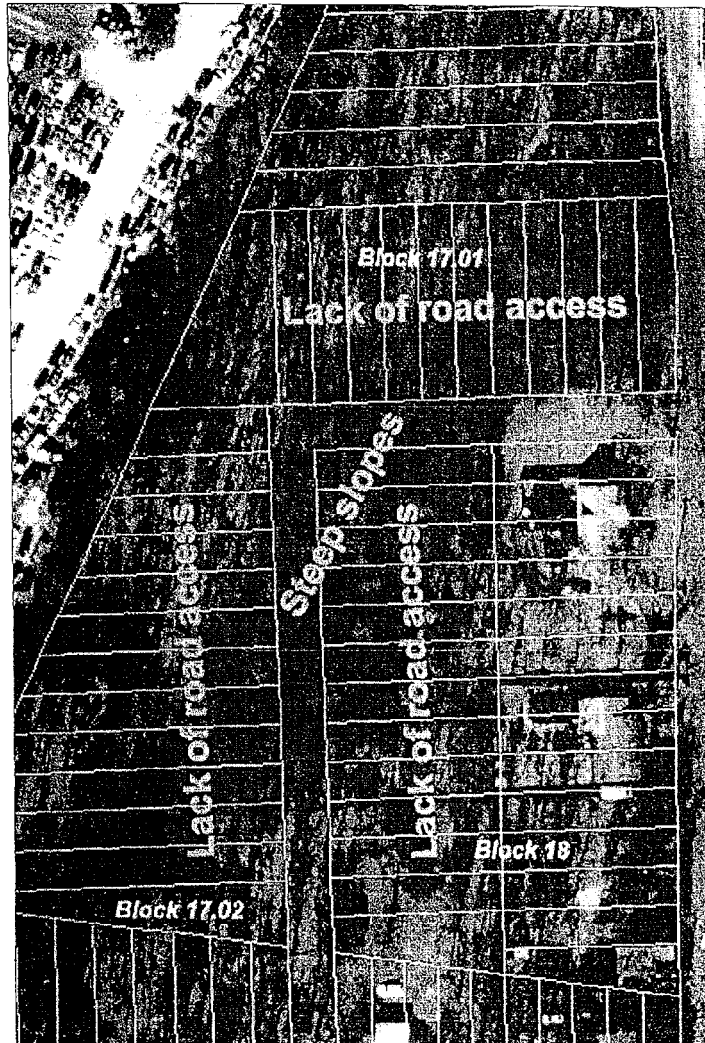
IX. APPLICABILITY OF STATUTORY CRITERIA

The deeming of an area to be in need of redevelopment is an area wide determination. As such, the statutory charge for a positive determination of redevelopment eligibility requires a demonstration, on an area wide basis versus an individual lot basis, that existing conditions give evidence of economic deterioration in terms of an underutilization or less than fully productive condition of land, or physical deterioration by the presence of improvements which are dilapidated, obsolete, faulty in terms of arrangement, or in any way deleterious to the welfare of the community. An area is also eligible for declaration where it can be demonstrated that said declaration would advance smart growth planning through consistency with the intent and policy objectives enumerated under the New Jersey State Development and Redevelopment Plan (SDRP) for the planning area within which the study area is situated.

There are several characteristics present throughout the study area in various concentrations which qualify it for redevelopment eligibility. First, numerous parcels within the study area exhibit an ongoing vacant, unimproved condition associated with impediments to private development (criteria 'c'). This ongoing vacancy is also reflective of an economic underutilization (criteria 'e'). In addition, a large portion of the study area (both the junkyard lot and the rear of Block 24.01, and former Lot 999) is associated with external dumping or storage of waste, resulting in an unsanitary condition (criteria 'd'). These characteristics reflect a pattern of stagnation and disinvestment that would benefit from proactive borough intervention in the form of a redevelopment declaration.

Photographic documentation of these area-wide characteristics, as well as discussion and documentation of other localized conditions, is presented below.

Vacant & public lands with impediments to private development (criteria 'c'):



External dumping / storage of material waste (criteria 'd'):



Illegal dumping (rear of Block 24.01, Lot 999)



Storage of material waste in an uncoordinated fashion (Block 17, Lot 3)

Other Localized Conditions:

Block 17

Criteria 'a': The dwelling unit on Lot 2 exhibits what appears to be fire damage, and also appears to be vacant. The majority of the home's windows have been boarded.



Visible damage and boarded windows, Lot 2

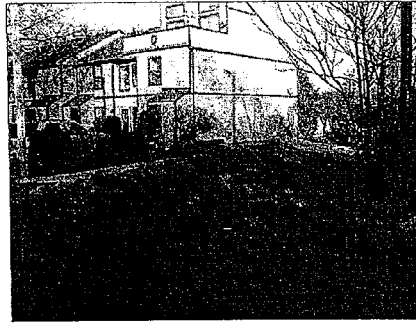
Criteria 'd': The junkyard on Lot 3, being a use incompatible with residential development occurring within an area zoned for residential use, represents an obsolete land use impacting the development potential of parcels in close proximity. As noted previously, this use is nonconforming, as junkyards are explicitly prohibited by the borough's zoning ordinance. Additionally, the junkyard lot is largely unimproved, with junked vehicles being partially sunken into the sandy soil in many instances. The junkyard lot also exhibits dilapidation of improvements, such as perimeter fencing. These characteristics represent instances of faulty design.



Dilapidated fencing, external storage of debris and waste on an unimproved lot (Lot 3)

Block 24.01

Criteria 'd': The southern portion of Lot 999 contains numerous instances of partial improvement, where curbing and lighting fixtures have been installed, but are now overgrown and covered with debris.



Egress point with no connecting roadway (Lot 999)



Curbing in a now-wooded area (Lot 999)

X. CONCLUSION

Based upon the justifications set forth herein, relating primarily to the presence of numerous unimproved lots with impediments to private development; instances of dilapidation and obsolete land use; and instances of faulty and insufficient design being detrimental to the health, safety, and welfare of the borough, this Preliminary Investigation concludes that the entirety of the study area meets the established threshold of eligibility under criteria 'a,' 'c,' 'd,' and 'e' and should therefore be declared to be an area in need of redevelopment.

It is recommended that the Borough of Pine Hill Governing Body and Planning Board take the action necessary, after public notice and hearing, to make said determination according to law.³

³ Any municipal governing body resolution which designates an area to be in need of redevelopment is required to be submitted to the New Jersey Department of Community Affairs (DCA) for review. If the area designated is within an area targeted for development activity by state policies (Metropolitan [PA1] or Suburban [PA2] planning areas, or within an identified center, for example), approval of the designation is automatic upon submittal of the resolution to the DCA Commissioner. If the area which has been designated is not within an area for which development and redevelopment is encouraged by state policies, laws, or regulations, the DCA Commissioner has the authority to approve or reject the designation. In such cases, if no response is received from the Commissioner within thirty (30) days of the municipal submittal, the designation is automatically approved.



Part II: Redevelopment Plan

I. REDEVELOPMENT PLAN

II. PLAN IMPLEMENTATION

Appendix A: New Jersey Finance and
Incentive Programs

I. REDEVELOPMENT PLAN

From a strategic standpoint, this redevelopment plan, while allowing for single use development, principally envisions the planned development (single entity development of compatible uses under a unifying plan) of currently underutilized lands, amelioration of conditions suggestive of physical and economic deterioration, and preservation of natural features, through the enhancement of development potential resultant from application of tools made available under the Local Redevelopment and Housing Law. Accordingly, the plan promotes, through refinements to prevailing zoning, an expanded range of land uses; flexibility in design, and promotion of context sensitive development.

The redevelopment area within which this redevelopment plan will control development is as follows:

- **Block 17:** Lots 2, 3, 3.02
- **Block 17.01:** Lots 128, 140 through 151
- **Block 17.02:** Lots 5 through 28
- **Block 18:** Lots 30 through 34, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65
- **Block 24.01:** Lot 999 (Formerly 1.10)⁴

The Mayor and Council of the Borough of Pine Hill will serve as the redevelopment entity responsible for the execution of the redevelopment plan.

Unless otherwise specified herein, standards set forth in the Borough of Pine Hill Development Ordinance shall be deemed to control development within the redevelopment area.

LAND USE:

Apart from the single parcel/single use pattern of low order development along Turnerville Road, the study area is principally defined by expanses of wooded lands in a natural state and areas of steep slopes. Given these conditions, a central theme of this redevelopment plan is the preservation of natural features achieved through, to the greatest extent practicable, the contiguous preservation of wooded areas and areas having a steep slope condition. To further promote development sensitive to the natural conditions, context sensitive development is strongly encouraged, that being, development incorporating aspects of the natural environment as a central feature of design. Another predominant theme is the emphasis on planned development of larger areas within the study area to allow greater flexibility for the accommodation of uses proposed under the plan.

⁴ See Footnote 1 on page 10.

Land Use Requirements:

1. The subdivision of the parcel known as Block 24.01, Lot 999 into three parcels has been approved, but has yet to be perfected. Upon recording of this subdivision, one of the three new parcels will contain the already-constructed dwelling units in the northwestern area of the original lot, hereafter referred to as Lot 999.01; another new parcel will contain the basin in the original lot's northeastern area, hereafter referred to as Lot 999.02; and the third will consist of the remaining vacant portions of the original lot, hereafter referred to as 'remainder Lot 999.'
2. For remainder Lot 999, the plan encourages and permits the construction of single-family attached dwelling units of a type that is compatible with other attached dwelling units in the immediate vicinity. Twenty-six (26) such dwelling units are specifically permitted and anticipated under this plan. A maximum of four (4) additional dwelling units of identical type may be permitted at the discretion of the planning board on remainder Lot 999 or on Block 17, Lot 3, provided in the latter case that such units be developed immediately adjacent to, and with a roadway connection to, the units to be developed on remainder Lot 999.
3. As a condition of any residential development on remainder Lot 999, the existing basin (on new Lot 999.02) is to be improved and enhanced such that it may serve both the existing homes (on new Lot 999.01) and any newly-constructed dwelling units.
4. For Block 17.01, Lots 140-144, Single family detached residential development in conformance with the bulk/area requirements of the underlying R-LOW zoning district is permitted at the discretion of the planning board, provided any such development results in home(s) with driveway access to Lake Avenue.
5. For the enhancement of development potential for the remainder of study area lands, the following use recommendations are advanced:
 - a) Special planned unit residential development that provides for moderate density residential areas that may include attached single family units, multi-family units for active adults age 55 and older, and uses customarily ancillary thereto, including, but not limited to detached garages. However, where attached single family units and other residential units are planned for within the same redevelopment tract, the allocation of attached single family units shall not exceed 26 units for such tract, except that the planning board shall have discretion in permitting up to 30 such units. Further, such attached single family units shall

only be constructed in locations where they will be consistent in terms of character and bulk with construction on neighboring parcels, and specifically those locations noted in (2) above.

- b) Passive recreation areas, including walking trails, benches, gazebos, and similar improvements that are customarily associated with passive recreation activities.
 - c) Continuing care retirement facility that may include assisted living and skilled care nursing facilities, and uses customarily ancillary thereto.
 - d) Personal service and daily needs retail uses as an integral part of, and necessary for the needs and convenience of the residents within senior planned unit developments provided said use does not exceed 10% of total floor area.
 - e) Planned development of office/medical uses that may include professional offices, medical offices, and/or a medical clinic or center generally providing diagnosis and outpatient care.
 - f) Stand-alone commercial retail that meets the daily needs of the Borough's residents provided said development occurs within 250 feet of Turnerville Road. This may include, but is not limited to groceries, bakeries, pharmacies, florists, banks, and convenience stores.
6. The acquisition by negotiated settlement or eminent domain of the automobile junkyard and accessory structures on Block 17, Lot 3 should be considered.
7. The use of eminent domain will not be exercised for the following parcels:
- Block 17, Lot 3.02
 - Block 17.02, Lots 5-17
 - Block 18, Lots 30-34, 41, 43, 45, 47
 - Lot 999.01 (upon recording of the subdivision of original Lot 999, as previously referenced, this newly-created lot shall not be considered to be part of the redevelopment area)

However, the acquisition of one or more of these parcels by negotiated settlement for development that forwards the vision and objectives of this redevelopment plan is encouraged (with the exception of Lot 999.01).

8. The streetward façade of a nonresidential structure on any study area lot with frontage on Turnerville Road shall be visually permeable (i.e. shall contain windows or other openings at eye level). The creation of 'blank walls' facing Turnerville Road shall be prohibited.

9. Off-street parking areas within the study area that are exposed to view from any roadway shall have a minimum planted buffer of four (4) feet in width on all perimeter areas abutting lot lines or street rights-of-way. Plantings within this buffer shall be comprised of fifty percent (50%) evergreen plant material. The height of any required screen, hedge or wall shall decrease where driveways approach sidewalks or walkways in order to provide adequate visibility of pedestrians from motor vehicles, and shall not interfere with clear sight triangle requirements.
10. The construction of streetscape improvements along Turnerville Road, including curbing and sidewalks, is recommended.
11. Pedestrian and street connectivity between existing and proposed development should be encouraged, fostering a neighborhood feel and particularly allowing for pedestrian access to any neighborhood retail and open space created by redevelopment.
12. In order to spur economic development, consolidation and/or resubdivision of land for flexible accommodation of various uses is recommended under this plan.

Bulk and Area Requirements:

The bulk and area standards of the underlying zoning districts are suspended and replaced with the requirements set forth under this redevelopment plan, except for:

1. Remainder Lot 999, for which the requirements of the R-Multi prevailing zoning will remain applicable, unless such parcel is developed together with a contiguous parcel that, together, aggregates five (5) acres or more; and
2. Block 17.01, Lots 140-144, for which the requirements of the R-Low prevailing zoning remain applicable.

For single-use, single-parcel commercial development within 250 feet of Turnerville Road:

Minimum lot size	2 acres
Minimum lot frontage	150 ft
Maximum building height	35 ft (from ground level)
Maximum impervious coverage	55%
Min front yard	75 ft
Minimum side yard	25 ft (50 ft where abutting a residential use)
Minimum rear yard	50 ft (100 ft where abutting a residential use)
Minimum parking setback from front property line	60 ft

For Special Planned Unit Residential Development (SPURD):

Minimum tract area	5 acres (comprised of contiguous or noncontiguous acreage)
Minimum tract frontage	100 ft
Setback from tract boundary	60 ft
Maximum building height	45 ft (from any grade around building to mid-point of roof); 4 stories
Maximum impervious coverage	65%
Maximum gross density	15 d.u./acre

Where construction of **multi-family units for active adults age 55 and older** is proposed in the SPURD zone, the following requirements are also applicable:

Minimum front yard	75 ft. for principal buildings 30 ft. for accessory buildings
Minimum set back to property line	25 ft. for principal building 15 ft. for accessory building
Building front set back to internal street	20 ft.
Building side set back to internal street, to accessory building or parking	10 ft.
Maximum units per structure	24
Minimum parking spaces per dwelling unit	2

Where **attached single family unit construction** is proposed in the SPURD zone, the following requirements are also applicable:

Minimum lot size per dwelling unit	2,400 s.f.
Minimum lot width	20 ft.
Front setback	20 ft.
Side yard setback (where walls are not shared)	15 ft.
Rear yard setback	30 ft.
Maximum building height	40 ft. (from any grade around building to mid-point of roof); 3 stories
Minimum parking spaces per dwelling unit	2
Maximum units per structure	8

Where **two-unit construction** is proposed on individual parcels in the SPURD zone, the following requirements are also applicable:

Minimum lot size	4,000 s.f.
------------------	------------

Minimum lot frontage	40 ft.
Minimum lot frontage	20 ft.
Maximum building height	35 ft. (from any grade around building to mid-point of roof); 3 stories
Maximum impervious coverage	70%
Minimum front yard	20 ft.
Minimum side yard (where walls are not shared)	15 ft.
Minimum rear yard	20 ft.

In the SPURD zone, the following standards shall apply and shall supercede any conflicting standards otherwise pertaining to residential zones in the Borough:

- A. Private Garages. A private garage may be either a separate building or it may be attached to or be an integral part of the dwelling to which it is accessory. A detached private garage shall be single story and shall not exceed fourteen (16) feet in height nor shall it exceed seven hundred twenty (720) square feet in area per dwelling unit to which it is accessory. Private garages for dwelling units in the SPURD zone may be constructed within the same ancillary structure; however, in such instance may not exceed eight (8) private garages per ancillary structure.
- B. Off-street Parking. The standards in ordinance Section 23-9.19 shall apply to the SPURD zone.
- C. Signs. The signage design standards of Article X for residential zones in the Borough's land use ordinances, including the lighting thereof, shall be applicable in the SPURD zone. Permanent development signs are expressly permitted in the SPURD zone and shall be a sign not to exceed two feet by eight feet (2 x 8) rectangular in shape, at a height not to exceed five (5) feet, to be installed at the main entrance (and may also be installed at a secondary entrance) to the development, and may be located within an island or upon other entrance land owned by the respective homeowners association.
- D. Landscaping. The existing landscaping design standards of Section 23-9.5 shall not be applicable in the SPURD zone. The following landscaping design standards shall apply in the SPURD zone:
 - a. Shade Trees. Shade trees shall be installed on both sides of all streets subject to the approval by the approving authority, at a maximum spacing along each side of the street of fifty (50) feet on center. The variety shall be approved by the approving authority. The method of installation and location shall be approved by the Borough Engineer. Shade trees shall be



PHPB 0513

October 3, 2005

Pine Hill Planning/Zoning Board
45 West Seventh Avenue
Pine Hill, NJ 08021

**RE: Borough of Pine Hill
Request of Fieldstone Associates
Amendments to Redevelopment Plan
Turnerville Road/Lake Avenue**

Dear Members:

Fieldstone Associates has submitted a request to the Planning/Zoning Board to recommend to Borough Council several amendments to the Redevelopment Plan adopted in March, 2005. The proposed amendments relate to their proposal to redevelop the property(s) in the Redevelopment Zone for residential purposes. Enclosed for your review is a layout for the proposed residential units which forms the basis for the request.

Fieldstone Associates is requesting the following amendments:

1. Page 28, #2: "For remainder Lot 999, the plan encourages and permits the construction of single family attached dwelling units of a type that is compatible with other attached dwelling units in the immediate vicinity. Thirty (30) such dwelling units are specifically permitted and anticipated under this plan. These thirty (30) units may be located entirely on remainder Lot 99 or up to four (4) of these units may be located on Block 17, Lot 3 provided in the latter case that such units be developed immediately adjacent to and with a roadway connection to the units to be developed on remainder Lot 999."

The Redevelopment Plan currently allows twenty-six (26) units with an additional four units at the discretion of the Planning Board. Based on review of the attached layout, it is our opinion that thirty (30) units can be adequately accommodated on remainder Lot 999 and that this change can be recommended.

2. Page 29, #8: "The streetward façade of a non-residential structure on any study area lot with frontage on Turnerville Road shall be visually permeable (i.e. shall contain windows or other openings at eye level) or shall be visually buffered from Turnerville Road.

The creation of "Blank Walls" facing Turnerville Road without adequate buffering shall be prohibited."

The Redevelopment Plan did not allow for buffering along Turnerville Road. It is our opinion that this change be recommended as it will provide flexibility for the development of the tract and will promote buffering of residential uses from Turnerville Road.

3. Page 31, Bulk Standards for Special Planned Unit Residential Development:

- a. Setback from Tract Boundary: Change to 25 feet (60 feet currently required).

It is our opinion that this change be recommended only for residential uses on the tract since it would be consistent with the required setback for principal buildings under "Multi-family Units for Active Adults Age 55 and Older" and with the Borough's current land use code in general, which allows 25 foot rear yards. We would not recommend this change be applied to commercial and other non-residential uses so that adequate buffering of non-residential uses from the existing residential uses can be provided.

4. Page 31, Bulk Standards for Attached Single Unit construction:

- a. Minimum Lot Size per dwelling Unit: Change to 1,850 square feet (2,400 square feet currently required).

It is our opinion that this change be recommended since it would be consistent with the existing residential uses adjacent to the Redevelopment Zone (i.e. Village of Little Mill). The existing typical lot size in this area is 1,600 to 1,800 square feet.

- b. Rear yard setback: Change to 20 feet (currently 30 feet required).

It is our opinion that 25 feet be recommended because this would be in conformance with 3.a. above. The enclosed plan shows that a 25 foot rear yard can be easily accommodated.

- c. Maximum Units per Structure: Change to 9 units (8 units currently allowed).

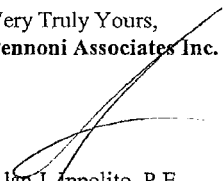
It is our opinion that allowing 9 units versus 8 units is not substantially different with respect to general land development.

- d. Side Yard Setback: Change to 10 feet (15 feet currently required).

It is our opinion that 10 feet be recommended as the minimum subject to the aggregate separation between buildings be a minimum of 25 feet. This would be consistent with the Borough's current land use code in general.

If you have any questions, please let me know.

Very Truly Yours,
Pennoni Associates Inc.



Alan J. Appolito, P.E.
Planning/Zoning Board Engineer

cc: Fran Reilly, Secretary
David Carlamere, Solicitor
Fieldstone Associates
Adams, Rehmann & Heggan

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9. The Mansion

The Mansion is a 360 HUD Section 8 project built in 1996. This project is meets COAH's criteria for credits. All the units are deed restricted for low and moderate income residents and rental unit and none are age-restricted. The controls on the units expire in 2018 and the units were never certified by COAH. Project monitoring forms were submitted to COAH in 2007.


Attached is information provided by the Mansion regarding the affordability controls. Additional documentation has been requested and will be submitted to COAH when it is received.



EQUAL HOUSING
OPPORTUNITY

220 West Branch Avenue
Pine Hill, New Jersey 08021

Sincerely

Sincerely

Susann O'Neil, ARM®
Property Manager.

**11. Resolution Appointing Municipal Housing
Liaison**

Borough of Pine Hill, Camden County

WHEREAS, the Governing Body of the Borough of Pine Hill petitioned the Council on Affordable Housing (COAH) for substantive certification of its Housing Element and Fair Share Plan on December 11, 2008; and

WHEREAS, Pine Hill Borough's Fair Share Plan promotes an affordable housing program pursuant to the Fair Housing Act (N.J.S.A. 52:27D-301. et. seq.) and COAH's Third Round Substantive Rules (N.J.A.C. 5:94-1. et. seq.); and

WHEREAS, pursuant to N.J.A.C. 5:94-7 and N.J.A.C. 5:80-26.1 et. seq., Pine Hill Borough is required to appoint a Municipal Housing Liaison for the administration of Pine Hill's affordable housing program to enforce the requirements of N.J.A.C. 5:94-7 and N.J.A.C. 5:80-26.1 et. seq.; and

WHEREAS, Pine Hill has amended Chapter *[insert number]* entitled *[insert title of Chapter in Code]* to provide for the appointment of a Municipal Housing Liaison to administer Pine Hill's affordable housing program.

NOW THEREFORE BE IT RESOLVED, by the Governing Body of Pine Hill in the County of Camden, and the State of New Jersey that *[name]* is hereby appointed by the Governing Body of Pine Hill as the Municipal Housing Liaison for the administration of the affordable housing program, pursuant to and in accordance with Sections *[insert numbers]* of Pine Hill's *[insert name of code]* Code.

Loretta Buchanan
Municipal Clerk